

Regal Walk
Westminster Walk
Bridgwater
TA6 4FL



JOSEPH CASSON
the estate agency your home deserves





£285,000

- NEW BUILD HOME - Plot 476
 - Three Bedrooms
 - Two Bathrooms
 - Living Room
 - Kitchen/Diner
 - Enclosed Rear Garden
 - Two Parking Spaces
- Gas Central Heating & UPVC Double Glazing
- 10 Year Builders Warranty
- Move in Before Christmas!!

Explore this stunning NEW detached home, boasting three bedrooms, an en-suite shower room, a living room, and a stylish open-plan kitchen/diner, located in the desirable Kings Down development on the outskirts of Bridgwater and with excellent access to the M5.

Enjoy the convenience of allocated parking and an enclosed rear garden.

ACCOMMODATION

This modern detached home benefits from UPVC double glazing and gas central heating. The ground floor offers a welcoming entrance hallway, open-plan kitchen/diner, living room, utility room, and a cloakroom. Upstairs comprises three well-proportioned bedrooms, a primary bedroom with an en-suite shower room, and a family bathroom. Outside, there are two parking spaces and an enclosed garden.

LOCATION

This new build home is positioned in Persimmons Westminster Walk, within Kings Down, a desirable development just north of Bridgwater, with a range of local facilities including shops, schools, and restaurants nearby. The location offers excellent access to the M5 motorway, A38, and public transport links. Bridgwater's town centre, hospital, and rail station are all within easy reach, and Bristol is approximately 37 miles to the north.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: To be confirmed.

EPC Rating: B

Council Tax Band: TBC

UTILITIES

Water Supply: Mains

Sewerage: Mains

Electricity Supply: Mains

Gas Supply: Mains

Central Heating: Mains - Gas

FLOODING

No Flooding in the last 5 years. Flood Information: flood-map-for-planning.service.gov.uk/location

BROADBAND & MOBILE COVERAGE

For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

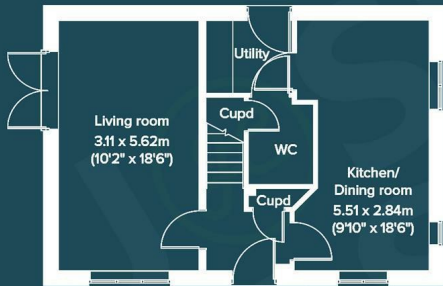
checker.ofcom.org.uk/en-gb/broadband-coverage

IMAGES

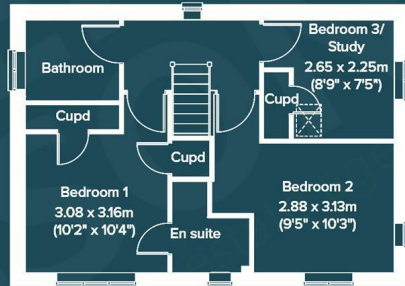
The images featured in this advertisement are intended to give you a sense of the space and style of the home.

Please note that actual finishes and layouts may differ from what is shown.





GROUND FLOOR

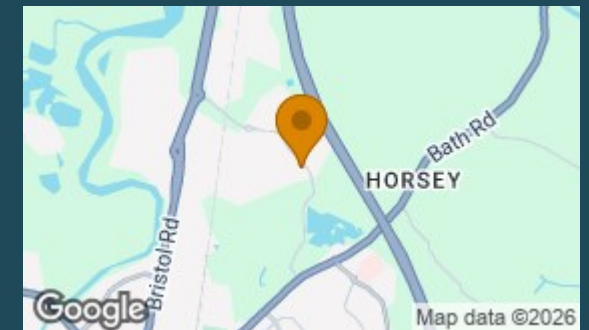


1ST FLOOR

Council Tax Band

B

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Joseph Casson Estate Agency -
Bridgwater
1 Friarn Lawn
Bridgwater
Somerset
TA6 3LL

Contact
01278258005
office@josephcasson.co.uk
www.josephcasson.co.uk



JOSEPH CASSON
the estate agency your home deserves