

Meadowlands Avenue  
Bridgwater  
TA6 3UE



**JOSEPH CASSON**  
the estate agency your home deserves





£330,000



NO ONWARD CHAIN. Tucked away in a peaceful and highly sought-after residential development, just off Homberg Way on the western side of Bridgwater's town centre, this spacious four-bedroom detached family home is offered to the market with the added benefit of no onward chain.

## ACCOMMODATION

This modern home briefly comprises an inviting entrance hallway, a well-proportioned lounge, a separate dining room, a kitchen, and a convenient cloakroom to the ground floor. On the first floor, the property offers four bedrooms, including a particularly spacious principal bedroom with fitted wardrobes and its own en-suite shower room. A family bathroom completes the internal accommodation.

Externally, the property provides driveway parking for two vehicles to the front, along with an integral garage and a lawned front garden. To the rear, there is an enclosed, south-facing garden featuring both lawned and seating areas.

## LOCATION

This popular development is accessed via Homberg Way (NDR) and is ideally positioned for convenient access to both Bridgwater town centre and the M5 motorway. A range of local amenities are within easy reach, including Chilton Trinity Secondary School, the 1610 Sports Centre (with swimming pool), and The Green, all located nearby.

Bridgwater itself offers an extensive range of facilities, including retail, educational, and leisure amenities. The town benefits from a bus station providing regular services to Taunton, along with a daily coach service to London Hammersmith. Bridgwater railway station offers mainline links, while the picturesque Quantock Hills—designated an Area of Outstanding Natural Beauty—are just a short distance to the west.

## ADDITIONAL INFORMATION

Tenure: Freehold

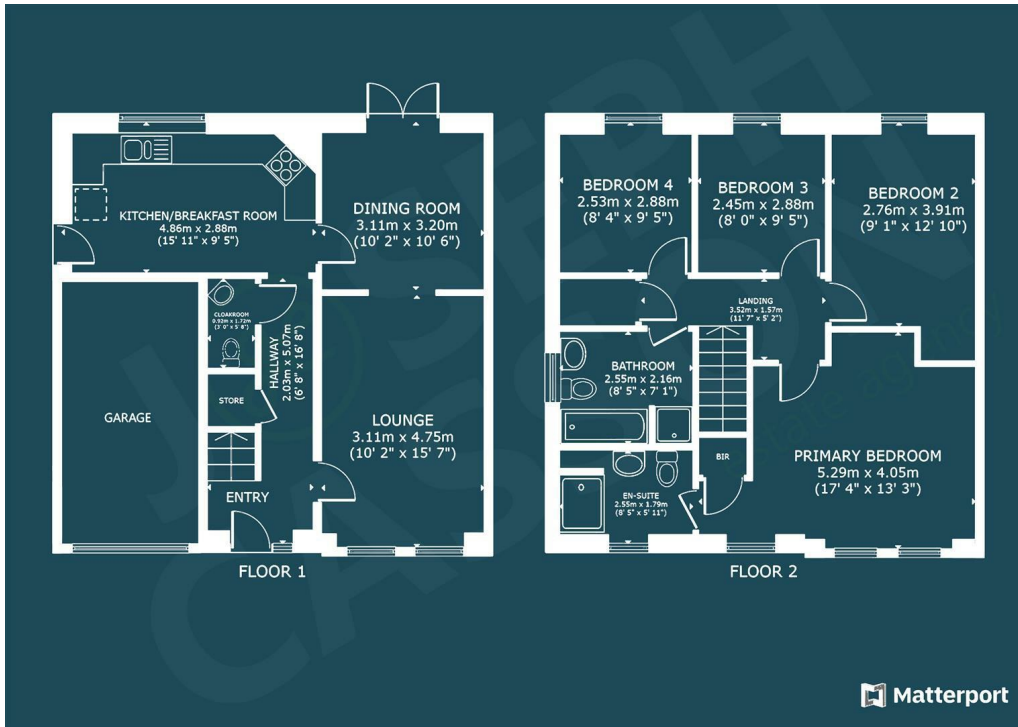
Estate/Management Charge: None

EPC Rating: TBC

Council Tax Band: D

## UTILITIES





Water supply: Mains  
 Sewerage: Mains  
 Electricity Supply: Mains  
 Mains Gas Supply: Yes  
 Central Heating: Yes - Gas

### FLOODING

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

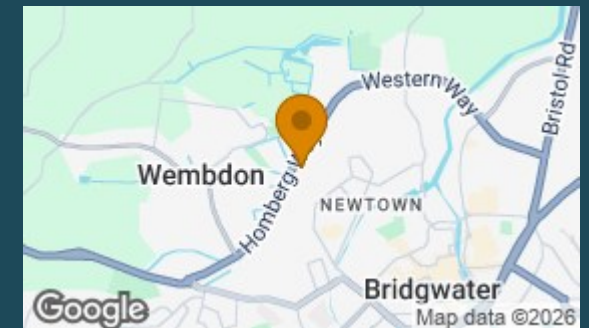
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

### Council Tax Band

D

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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



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