

Chester Place  
Bridgwater  
TA6 4WU



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





£325,000

- Spacious Detached Property
- Four Generously Sized Bedrooms
  - Two Bathrooms
  - Two Reception Rooms
    - Kitchen/Diner
- Utility Room & Cloakroom
- Garage & Driveway
- Enclosed Garden



Explore this impressive, double-fronted detached family home built by Persimmon Homes in 2019.

It boasts a contemporary kitchen/diner, two living rooms, and four generously sized bedrooms upstairs with two bathrooms.

Enjoy the private garden, garage, and driveway while being close to shops, restaurants, schools, and transport links!

## ACCOMMODATION

This double-glazed and gas centrally heated accommodation briefly comprises: an entrance hallway, lounge, study, kitchen/diner, utility room, and cloakroom to the ground floor, with four bedrooms, (the primary bedroom with en-suite shower room,) and a family bathroom accessed from the first floor landing. Outside, there is an enclosed rear garden with a seating area, and a garage with parking in front.

## LOCATION

Positioned just north of Bridgwater, Kings Down is located 37 miles south of Bristol and is within easy reach of the M5 motorway. The development is also home to Willowdown Primary Academy and is close to a number of local amenities.

Bridgwater Town Centre is a few minutes by car and offers a wide range of shopping and leisure facilities both within the centre and the surrounding area. A short distance to the West is the Quantock Hills, an Area of Outstanding Natural Beauty.

## ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: £200 per annum

EPC Rating: B

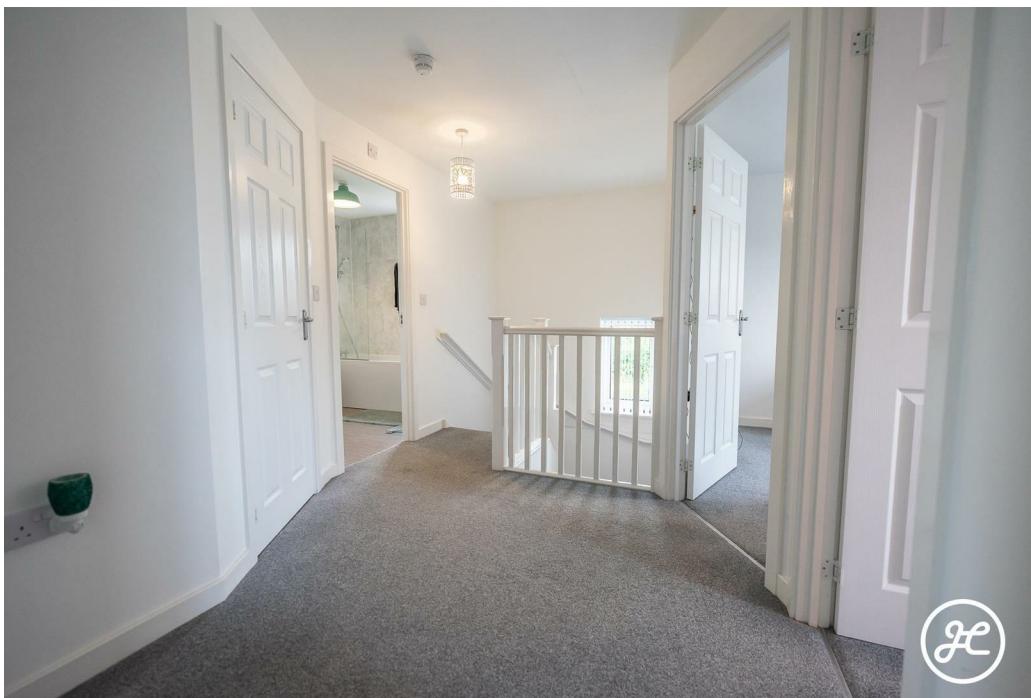
Council Tax Band: D

## 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](http://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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

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



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