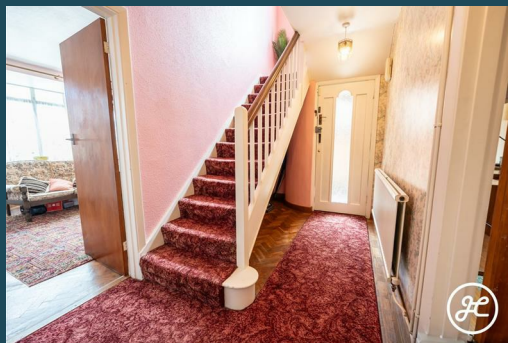


Haygrove Road  
Bridgwater  
TA6 7HZ



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





£335,000

- Spacious Detached Period Property
  - Three Bedrooms
  - One Bathroom
- Two Reception Rooms
  - Kitchen with Pantry
  - Front Garden
- Garage & Driveway
- Impressive Rear Garden Approx. 70' (21m) in Length
  - Sought-After Location
  - Modernisation Required

Situated in an elevated position within a highly sought-after residential area on the western side of Bridgwater, this substantial three-bedroom detached property offers excellent potential for modernisation and improvement.

Ideally located close to St Mary's Church of England Primary School and Haygrove Comprehensive School, the well-proportioned accommodation comprises an entrance hallway, two reception rooms, and a kitchen to the ground floor. Upstairs, there are three good-sized bedrooms and a family bathroom accessed from the landing.

Externally, the property benefits from a driveway providing off-road parking, a garage, and a front garden. To the rear is a generously sized garden measuring approximately 70' (21m) in length, which has been meticulously maintained over the years.

## ACCOMMODATION

This gas centrally heated accommodation briefly comprises: entrance hallway, two reception rooms, and a kitchen with pantry to the ground floor. Accessed from the first-floor landing are three bedrooms and a bathroom. Outside, there is a front garden, driveway, garage, and an impressive enclosed rear garden which is approximately 70' (21m) in length.

## LOCATION

Positioned with favoured and mature development on the West outskirts of Bridgwater, close to Haygrove Comprehensive School and St. Mary's Primary School, Durleigh is ideally positioned for access to Bridgwater's town centre and the Quantock Hills. Bridgwater offers a wide range of amenities and has excellent transport links to the M5 motorway and mainline rail link. A short distance to the West is the Quantocks Hills, an Area of Outstanding Natural Beauty.

## ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: No

EPC Rating:

Council Tax Band: C

## 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)

## PLANNING PERMISSION - DURLEIGH GARDENS

An additional phase of the Durleigh Gardens development is currently under

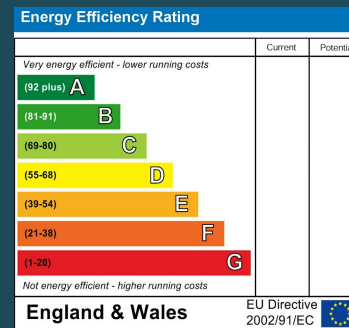




construction (at the end of Haygrove Road), which may cause some disruption in the immediate area due to delivery traffic. Please note that deliveries are restricted to the hours of 09:00 to 15:00.

### Council Tax Band

C



**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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