

Tracey Close
Horsey Lane
Bridgwater
TA7 8NZ



JOSEPH CASSON

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£320,000

- Spacious Detached Bungalow
- Constructed in 2000
- Three Bedrooms
- Two Bathrooms
- Lounge/Diner & Conservatory
- Kitchen/Breakfast Room
- Enclosed Garden
- Garage & Driveway
- Double Glazed & Oil Central Heating



An impressive, modern detached bungalow in Horsey, just a short distance from Bridgwater. With three spacious double bedrooms and NO ONWARD CHAIN, this property is the perfect combination of style and convenience. Built in 2000 and close to amenities and the M5 motorway, it offers the ideal lifestyle for any buyer.

Don't let this opportunity pass you by - book your viewing now and make this beautiful home yours!

ACCOMMODATION

This double-glazed, oil centrally heated accommodation briefly comprises: entrance hallway, lounge/diner, kitchen/breakfast room, utility room, three double bedrooms with built-in wardrobes, the primary bedroom with an en-suite WC, separate shower room, and a family bathroom. Outside, there is parking on own driveway and garage. The garden is predominantly lawned and wraps around the property.

LOCATION

Tracey Close is accessed off Horsey Lane which lies northeast from Bridgwater and is approximately two miles from Junction 23 of the M5 motorway. From Bridgwater, follow Bath Road out of the town, passing over the motorway bridge, after Mole Valley Farmers, Horsey Lane is on your left and is a small residential street, turn into Horsey Lane and Tracey Close is immediately on your left.

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: None

EPC Rating: D

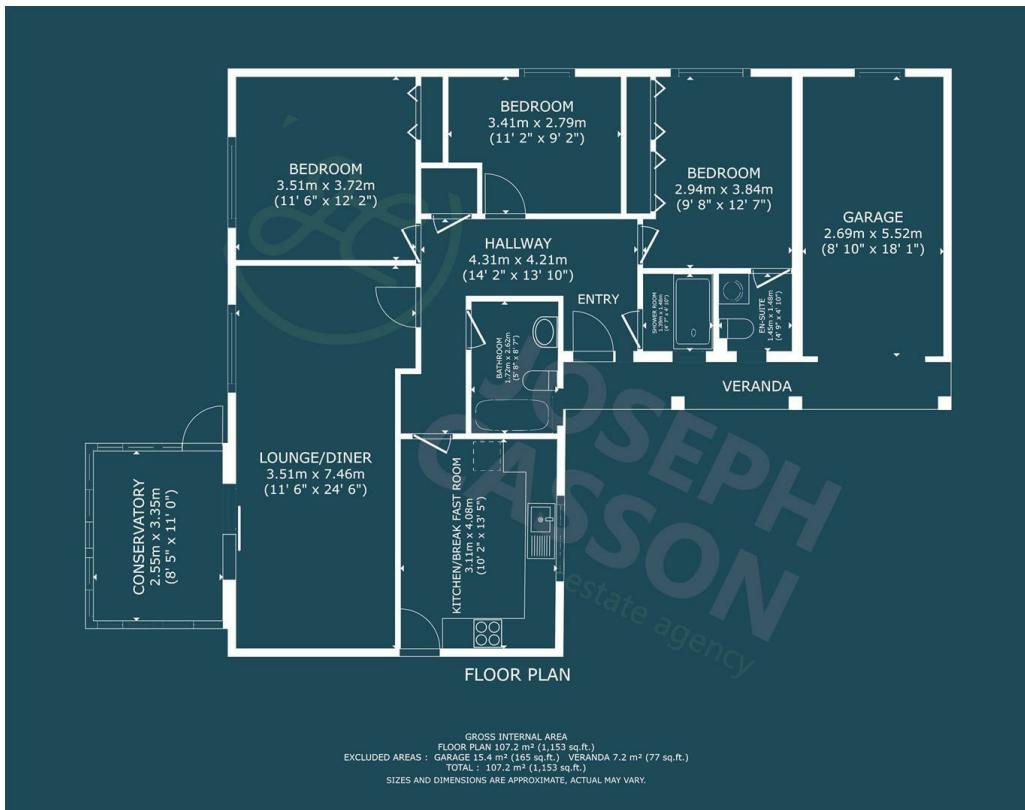
Council Tax Band: D

UTILITIES

Water supply: Mains

Sewerage: Mains





Electricity Supply: Mains
 Mains Gas Supply: No
 Central Heating: Yes - Oil

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

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		67	
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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