

Brimley Grove
Bridgwater
TA6 4WW



JOSEPH CASSON

the estate agency your home deserves





£262,500

- Modern Semi-Detached Property
- Constructed in 2019
- Three Generously Sized Bedrooms
- Two Bathrooms
- Lounge
- Kitchen/Diner
- Cloakroom
- Intergal Garage & Driveway
- Enclosed Rear Garden

Discover this stylish semi-detached home, built in 2019. With three generously sized bedrooms, an en-suite shower room, a family bathroom, a spacious lounge, and an inviting kitchen/diner, it's designed for modern living.

Enjoy your own driveway, garage, and an enclosed rear garden in the desirable Kings Down area—close to shops, restaurants, schools, and excellent transport links!

ACCOMMODATION

This inviting double-glazed and gas centrally heated home features an entrance hallway, cloakroom, lounge, and a kitchen/diner.

Upstairs are three bedrooms, including the primary suite with en-suite shower room, plus a family bathroom. Outside offers parking, a garage, and an enclosed rear garden with a seating area and artificial turf.

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 (2025), awaiting the 2026 figures.

EPC Rating: B

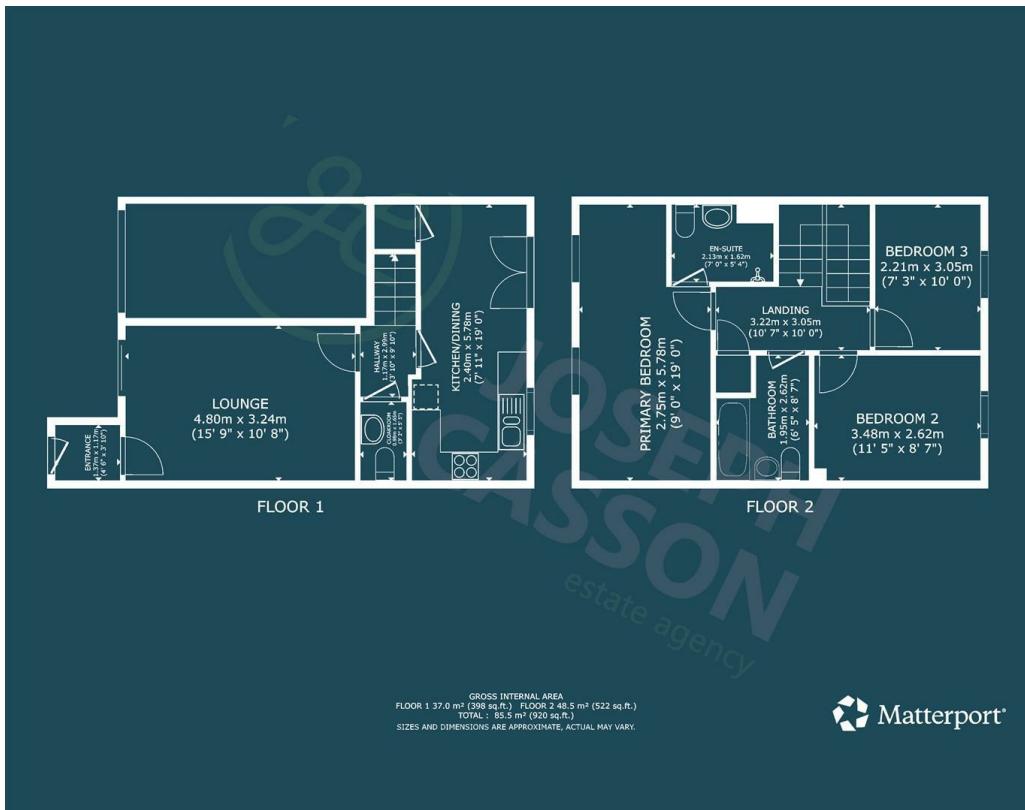
Council Tax Band: C

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

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:

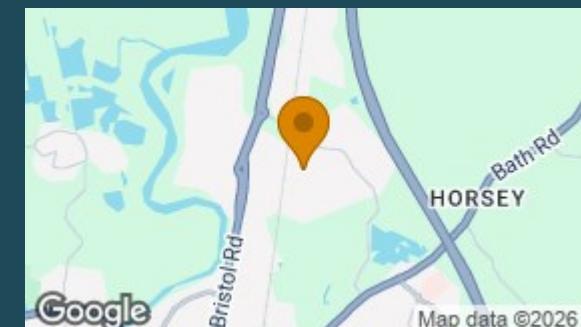
checker.ofcom.org.uk/en-gb/mobile-coverage

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

Council Tax Band

C

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



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