

Viscount Square
Bridgwater
TA6 3TZ




JOSEPH CASSON
the estate agency your home deserves





£169,950

- Spacious Detached Coach House
- Leasehold - 999 year lease
- Two Double Bedrooms
- Bathroom
- Lounge/Diner
- Fitted Kitchen
- Garage & Parking
- Gas Central Heating & Double Glazing
- No Onward Chain



Discover this impressive two-bedroom coach house, nestled in a well-established modern community.

Enjoy convenient access to local amenities such as Chilton Trinity Secondary School, 1610 Leisure Centre (with a pool), and The Green, a versatile sports facility featuring a café and bar.

Plus, it comes with the added benefit of no onward chain!

ACCOMMODATION

This double glazed and gas centrally heated accommodation briefly comprises: entrance hallway, landing, lounge/diner, kitchen, two bedrooms and a bathroom. There is also a garage along with a parking space.

LOCATION

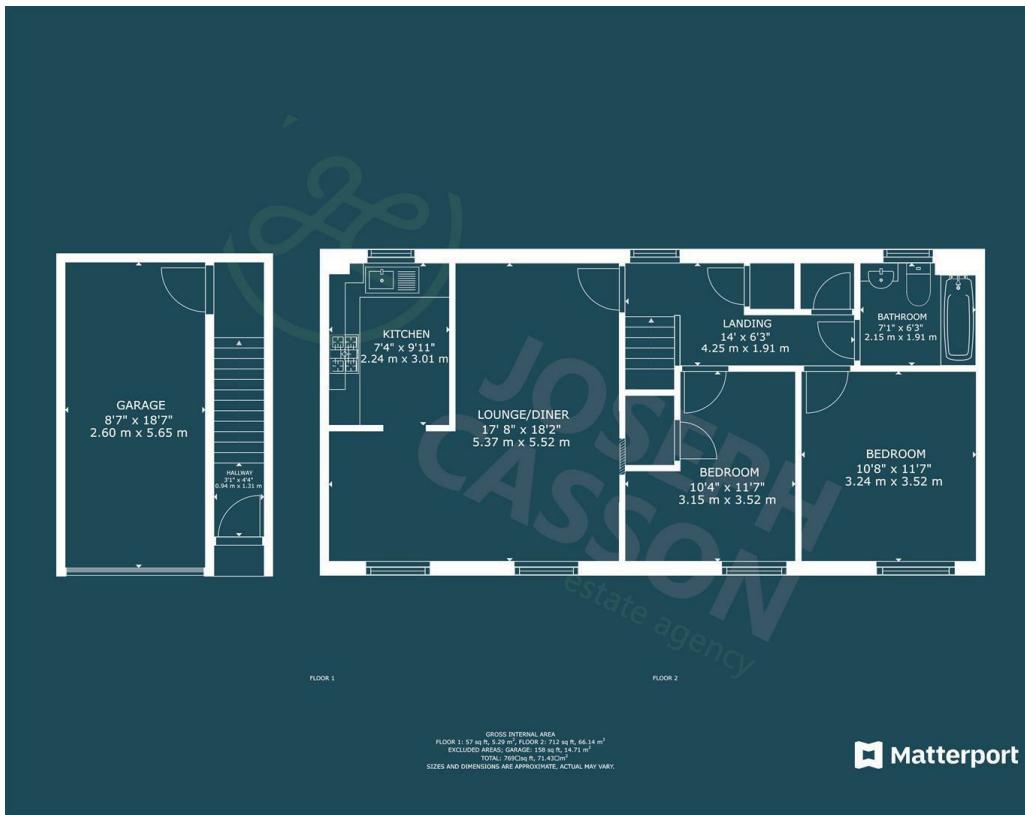
This popular development is accessed off Homberg Way (NDR) and is ideally situated for access to both Bridgwater Town Centre and the M5. Chilton Trinity Secondary School, 1610 Sports Centre (including swimming pool) and The Green is a short distance away, as are a wide range of other local amenities.

Bridgwater offers a full range of facilities including retail, educational, and leisure amenities. Bridgwater bus station offers a regular bus service to Taunton together with a daily service to London Hammersmith. There are mainline links via Bridgwater Railway station. A short distance to the West is the Quantock Hills, an Area of Outstanding Natural Beauty.

TENURE

This property is leasehold. The lease start date was the 1st January 2003, lease term 999 years. Ground rent charged is £120 per annum and, the service charge is £400 per annum.





Council Tax Band

A

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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