

Quantock Avenue  
Bridgwater  
TA6 7EB



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





£325,000

- Extended Semi-Detached Property
  - Three Bedrooms
  - One Bathroom
- Three Reception Rooms
  - Kitchen
  - WC
- Garage & Driveway
- Enclosed Rear/Side Garden
- No Onward Chain

NO ONWARD CHAIN. Discover this extended 1930s semi-detached family home, perfect for those looking to put their personal touch on a property. It is conveniently located near St Joseph's Catholic Primary & Nursery School in the highly desirable west side of Bridgwater.

Boasting three spacious reception rooms, a kitchen, and a WC. Upstairs features three generously sized bedrooms; bedroom one is L-shaped and could easily be divided to incorporate an en-suite.

Outside, you'll find established gardens at the front, side, and rear aspects. The property also includes a garage and driveway.

## ACCOMMODATION

This double glazed and gas centrally heated property briefly comprises: entrance hallway, sitting room with bay window, lounge, dining room, kitchen and WC to the ground floor. Upstairs are three bedrooms (bedroom one is a large L-shaped room which could easily accommodate an en-suite) and a bathroom. Outside, there are mature gardens to the front, rear, and side aspects, a garage, and a driveway.

## LOCATION

Positioned to the West of Bridgwater Town Centre, on the edge of Durleigh, this sought-after residential area offers local amenities, including a convenience store, post office, and hairdressers. The location is particularly popular with families as Haygrove School, located off Durleigh Road, is one of Bridgwater's premier secondary schools.

A short distance away, Bridgwater Town Centre offers a wide range of amenities and has excellent transport links to the M5 motorway and mainline rail link. To the West is the Quantock 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: 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)

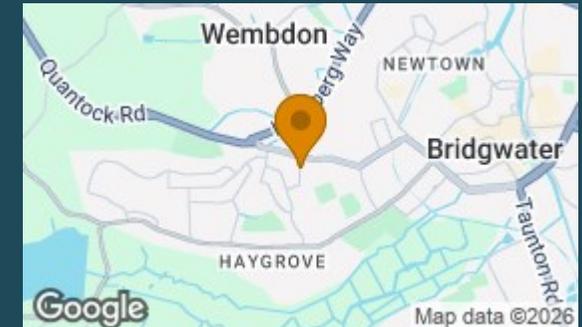
### BROADBAND & MOBILE COVERAGE

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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