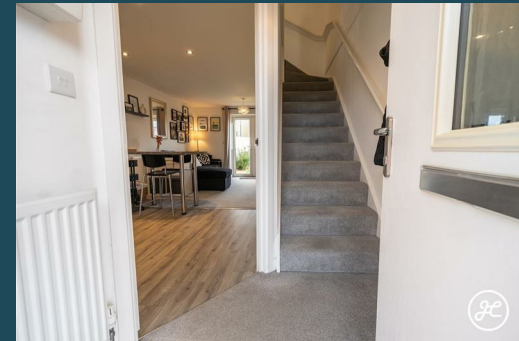


Augusta Drive
Bridgwater
TA6 4XQ




JOSEPH CASSON
the estate agency your home deserves





£199,950

- Modern End Terraced Property
- Constructed by Persimmon Homes in 2021
 - Two Bedrooms
 - One Bathroom
- Open-Plan Living Accommodation
 - Modern Fitted Kitchen
 - Cloakroom
- Enclosed Rear Garden
 - Two Parking Spaces
- Double Glazing & Gas Central Heating

Explore this impressive contemporary end-terraced home, boasting two generous double bedrooms and a stylish open-plan living area, located in the desirable Kings Down development on the outskirts of Bridgwater and with excellent access to the M5.

Enjoy the convenience of two parking spaces and an enclosed, landscaped rear garden.

ACCOMMODATION

This modern semi-detached home benefits from UPVC double glazing and gas central heating. The ground floor offers a welcoming entrance hallway, lounge, kitchen, and a cloakroom. Upstairs comprises two well-proportioned bedrooms and a family bathroom. Outside, there are two parking spaces and an enclosed rear garden.

LOCATION

Kings Down is a desirable development just north of Bridgwater, with a range of local facilities including shops, schools, and restaurants nearby. The location offers excellent access to the M5 motorway, A38, and public transport links. Bridgwater's town centre, hospital, and rail station are all within easy reach, and Bristol is approximately 37 miles to the north.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: £148.19 per annum

EPC Rating: B

Council Tax Band: B

UTILITIES

Water Supply: Mains

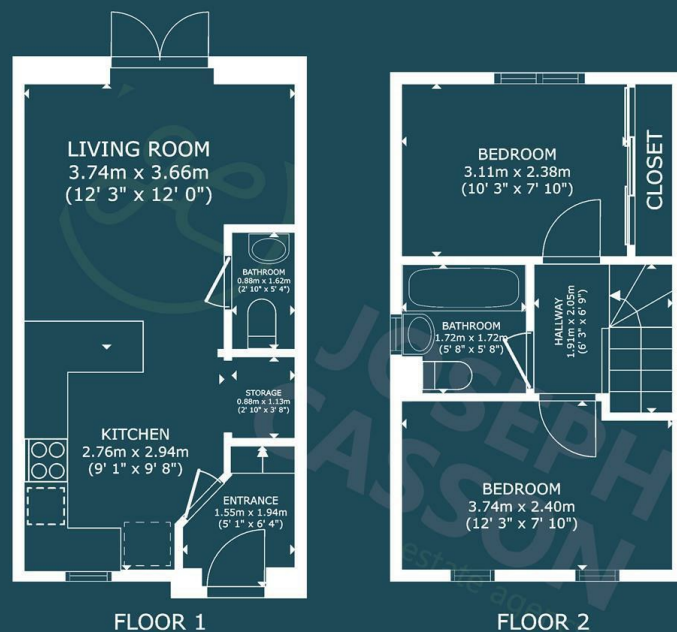
Sewerage: Mains

Electricity Supply: Mains

Gas Supply: Mains

Central Heating: Mains - Gas





GROSS INTERNAL AREA
 FLOOR 1 25.7 m² (277 sq.ft.) FLOOR 2 25.1 m² (270 sq.ft.)
 EXCLUDED AREAS : PATIO 10.6 m² (115 sq.ft.)
 TOTAL : 50.8 m² (547 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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

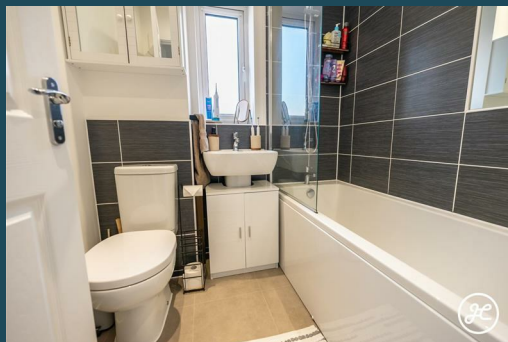
Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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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