

Pound Farm Close  
Bridgwater  
TA6 7LA



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





£650,000

- Substantial Executive Detached Property
  - Five Bedrooms
  - Three Bathrooms
  - Three Reception Rooms
- Impressive Open-Plan Kitchen/Dining/Family Room
  - Cloakroom & Utility Room
  - Double Garage (7.01m x 5.94m)
    - Ample Parking
  - Front & Rear Gardens
- Solar Panels, Double Glazing & Gas Central Heating

Nestled in an exclusive private cul-de-sac in Durleigh, Bridgwater, this impressive double-fronted executive detached home boasts five generously sized bedrooms, three bathrooms, and a double garage equipped with an EV charger.

Enjoy the mature rear garden featuring multiple seating areas for relaxation or entertaining.

With PV solar panels that enhance energy efficiency and a stunning open-plan kitchen/dining/family room, plus three reception rooms, utility room, and cloakroom—this residence has it all!

## ACCOMMODATION

Discover this stunning property featuring double glazing, gas central heating, and solar panels! On the ground floor, enjoy an impressive entrance hallway, lounge, dining room, study, cloakroom, a spacious open-plan kitchen/dining/family room, and a utility room. Upstairs offers five spacious bedrooms—two with en-suites—and a family bathroom off the galleried landing.

To the front aspect is a garden with dwarf boundary hedges. Opposite the property is a double garage (power & light connected) measuring 7.01m x 5.94m, driveway with EV charger, and further parking on the shingled area. There is an enclosed rear garden with multiple seating areas, shrub & flower borders, and an area of lawn.

## LOCATION

Positioned within Pound Farm Close, a private cul-de-sac west of Bridgwater Town Centre, this highly desirable neighborhood boasts some of Bridgwater's premier primary and secondary schools.

Convenient amenities like a local store/post office and hair salon are nearby. 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, and Enmore Park Championship Golf Course.

## ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: No

EPC Rating: D

Council Tax Band: G

## UTILITIES

Water supply: Mains

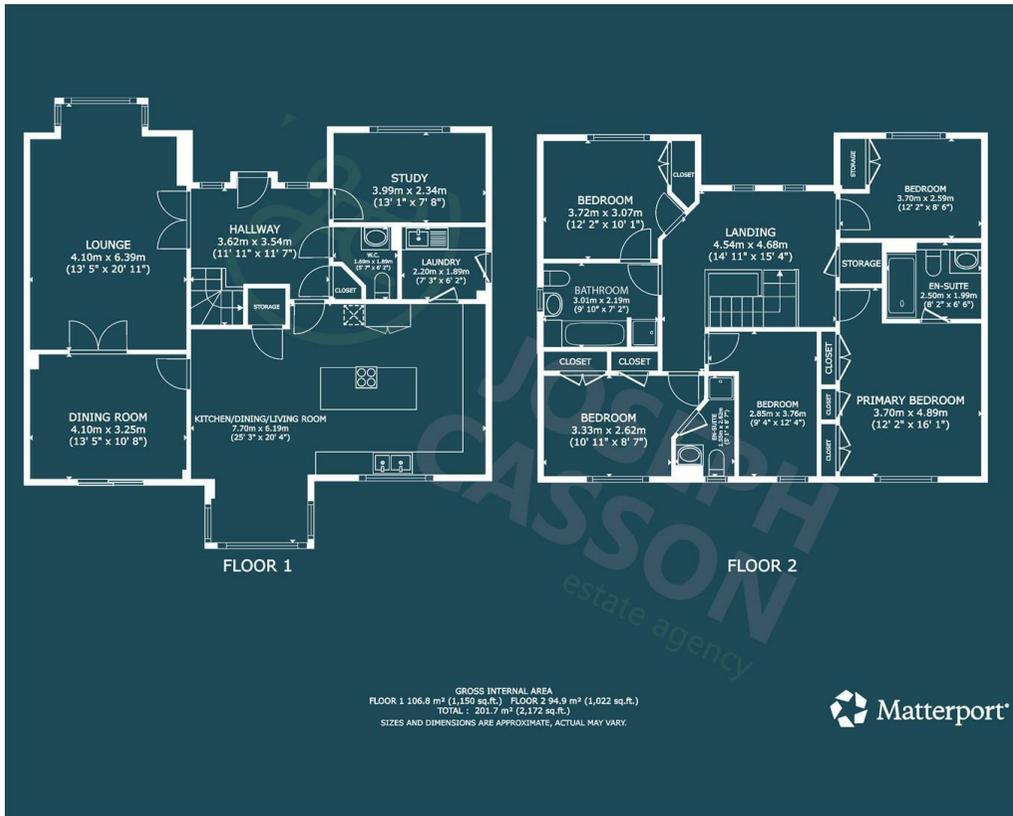
Sewerage: Mains

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](https://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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)  
[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

### PLANNING PERMISSION

There is planning permission in place for a further rear extension - REF: 08/21/00162

### Council Tax Band

G

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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