

Brimley Grove
Bridgwater
TA6 4WW





**JOSEPH
CASSON**
estate agency



£260,000

- Spacious Semi-Detached Property
 - Constructed In 2019
- Three Generously Sized Bedrooms
 - Two Bathrooms
 - Lounge
 - Kitchen/Diner
 - Cloakroom
- Enclosed Rear Garden
 - Garage & Driveway
 - No Onward Chain

NO ONWARD CHAIN. Built in 2019, this stylish semi-detached home offers well-presented and spacious accommodation, ideal for modern family living. The property features three generously size bedrooms, including a principal bedroom with en-suite shower room, a contemporary family bathroom, a spacious lounge, and a bright kitchen/dining room perfect for everyday living and entertaining.

Outside, the property benefits from a private driveway, garage, and an enclosed rear garden. Situated within the popular Kings Down development, it is conveniently located close to local shops, restaurants, schools, and excellent transport links, making it an ideal choice for families, professionals, and commuters alike.

ACCOMMODATION

This inviting home benefits from double glazing and gas central heating throughout, offering well-presented accommodation ideally suited to modern family living. The ground floor comprises an entrance hallway, cloakroom, spacious lounge, and a well-appointed kitchen/dining room with ample space for both everyday living and entertaining. To the first floor are three bedrooms, including a principal bedroom with en-suite shower room, together with a contemporary family bathroom.

Outside, the property enjoys off-road parking, a garage, and an enclosed rear garden featuring a seating area and low-maintenance artificial lawn, providing an ideal space for relaxing and entertaining.

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

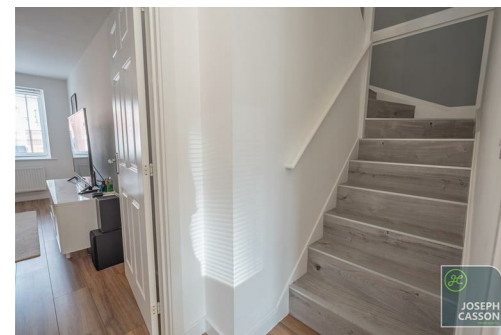
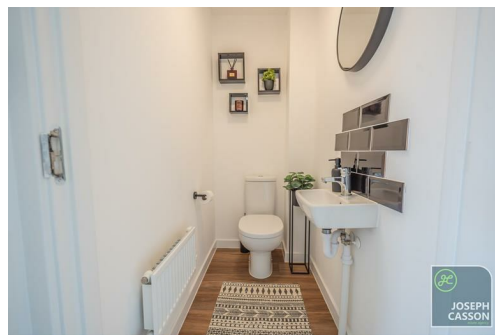
Central Heating: Yes - Gas

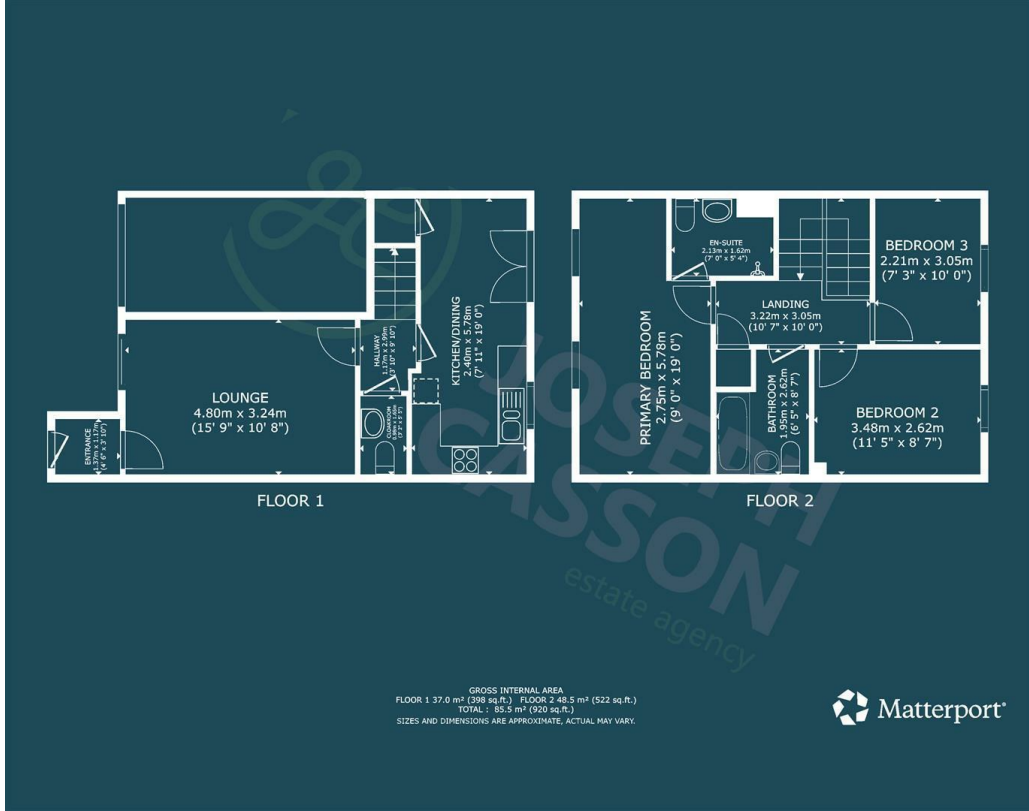
FLOODING

No Flooding in the last 5 years. Flood Information: flood-map-for-planning.service.gov.uk/location

BROADBAND & MOBILE COVERAGE

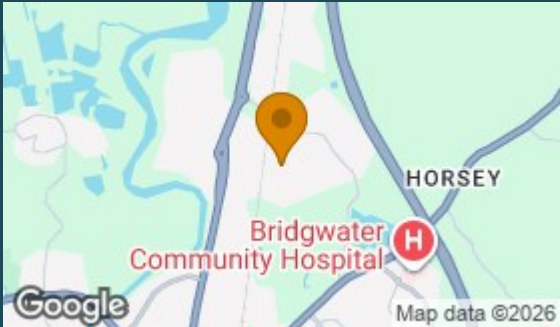
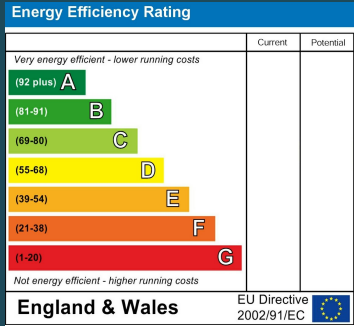
For an indication of specific speeds and supply or coverage in the area, we





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



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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