

Standish Street
Bridgwater
TA6 3HQ



JOSEPH CASSON

the estate agency your home deserves





£249,950

- Modern Double Fronted Property
- Constructed in 2006
- Three Bedrooms
- Two Bathrooms
- Open-Plan Kitchen/Diner
- Separate Lounge
- Downstairs Cloakroom
- Enclosed Rear Garden
- Large Single Garage & Gated Driveway
- EPC RATING: C

Nestled in a favourable location with front aspect countryside views, this immaculately presented three-bedroom property (with an en-suite shower room) is part of a sought-after modern development in Bridgwater.

Featuring a large single garage, gated driveway, and an enclosed rear garden, it's perfect for those seeking both comfort and convenience.

ACCOMMODATION

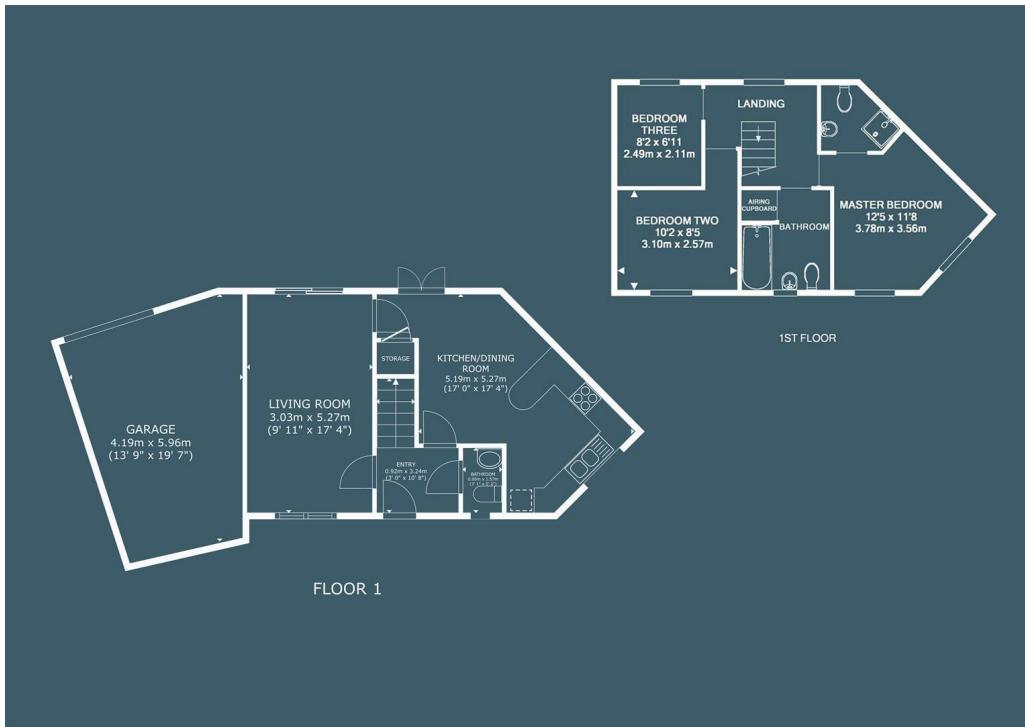
This well-proportioned family home was constructed in 2006 and briefly comprises: entrance hallway, lounge, kitchen/diner, and cloakroom to the ground floor. Accessed from the spacious landing are three bedrooms, the primary bedroom with an en-suite shower room, and a family bathroom. Externally, there is an enclosed rear garden with a gated driveway and an attached large single garage.

LOCATION

This popular development is accessed off Western Way (NDR) and is ideally situated for access to both Bridgwater Town Centre and the M5. Chilton Trinity Secondary School & 1610 Sports Centre is a short distance away as are a number of other local amenities.

Bridgwater Town Centre offers a wide range of amenities and has excellent transport links to the M5 motorway and mainline rail link. A short distance to the West is the Quantock Hills, an Area of Outstanding Natural Beauty.

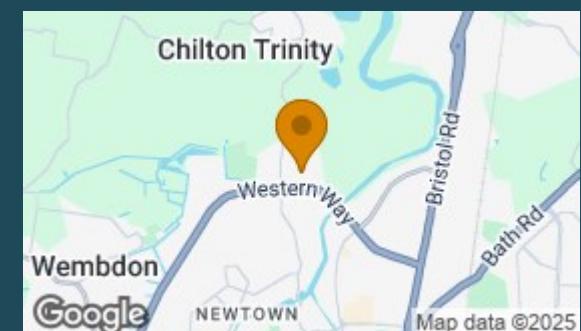




Council Tax Band

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	73	
(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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