

Four Forks Lane  
Spaxton  
Bridgwater  
TA5 1AB



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









£275,000

- Charming Character Cottage
  - Three Bedrooms
  - Two Bathrooms
- Two Reception Rooms
- Kitchen & Utility Room
  - Electric Heating
  - Gated Driveway
- Enclosed Rear Garden
  - No Onward Chain

NO ONWARD CHAIN. A charming semi-detached character cottage featuring three bedrooms, an en-suite bathroom upstairs, plus two reception rooms, a utility room, a shower room, and a kitchen on the ground floor.

The property boasts a gated driveway and an enclosed rear garden, nestled in a tucked-away position in Four Forks, Spaxton.

## ACCOMMODATION

This attractive period property briefly comprises: entrance hallway, two reception rooms, kitchen, shower room, and utility room to the ground floor. Upstairs are three bedrooms and an en-suite bathroom. Outside, there is a gated driveway for one vehicle and a mature garden.

## LOCATION

Nestled on the outskirts of the charming village of Spaxton, where you'll find a highly regarded primary school and a welcoming community hub with a post office/store. With convenient access to Bridgwater and major routes like the A39 & M5, this property is perfectly positioned near the scenic Quantock Hills and Durleigh Reservoir.

## ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: None

EPC Rating:

Council Tax Band: D

## UTILITIES

Water supply: Mains

Sewerage: Mains

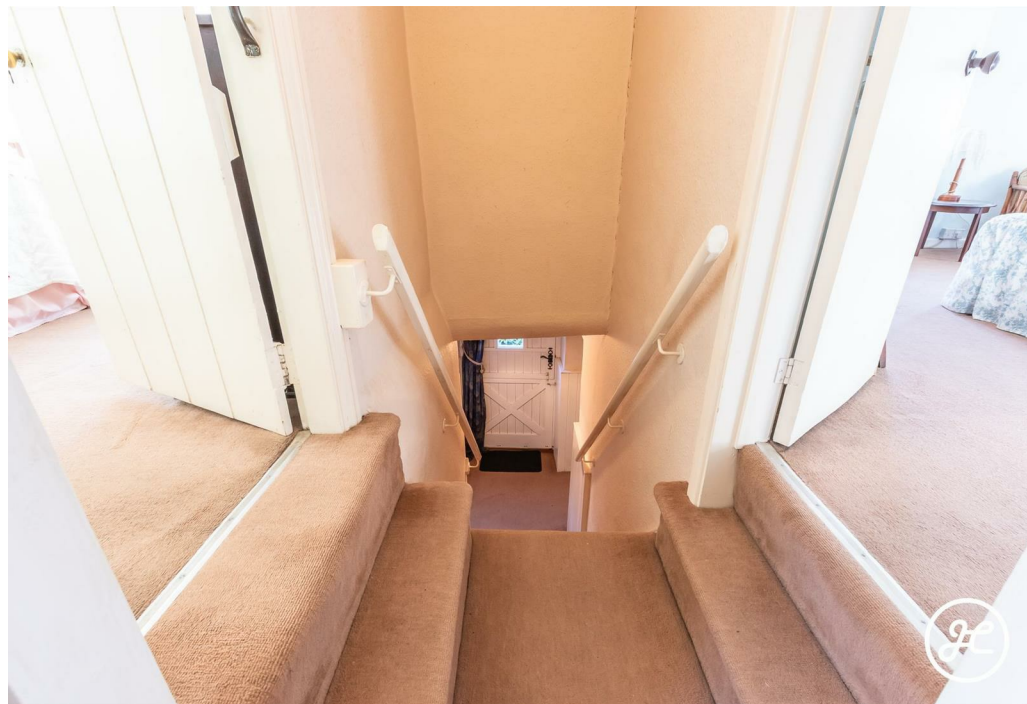
Electricity Supply: Mains

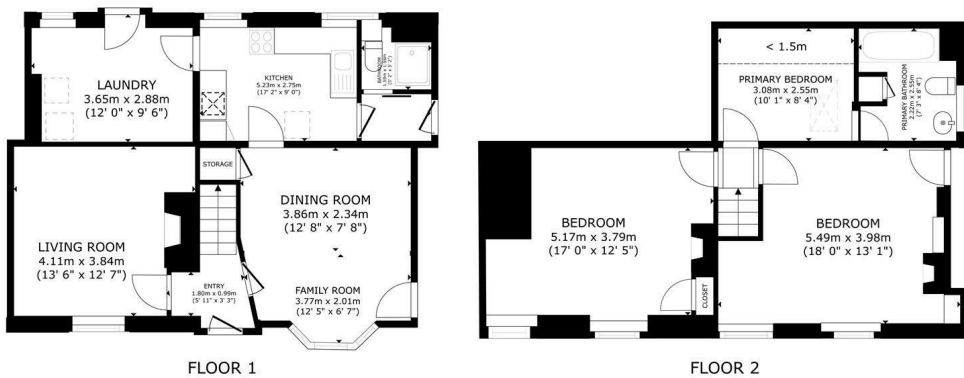
Mains Gas Supply: No

Central Heating: No - Electric Heaters

## FLOODING

No Flooding in the last 5 years. Flood Information:





GROSS INTERNAL AREA  
FLOOR 1 61.3 m<sup>2</sup> (660 sq.ft.) FLOOR 2 53.9 m<sup>2</sup> (580 sq.ft.)  
EXCLUDED AREAS : REDUCED HEADROOM 2.5 m<sup>2</sup> (26 sq.ft.)  
TOTAL : 115.3 m<sup>2</sup> (1,241 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



[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)

## 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		
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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