

Sapphire Drive
Bridgwater
TA6 4TA




JOSEPH CASSON
the estate agency your home deserves





£279,500

- Spacious Detached Property
 - Three Bedrooms
 - Two Bathrooms
- Kitchen/Diner with granite worksurfaces and integrated appliances
 - Lounge with French doors to Garden
 - Ground Floor Cloakroom
 - Driveway
 - Enclosed Rear Garden
- Double Glazed & Gas Central Heating
 - Constructed in 2020

Discover this stunning, upgraded double-fronted detached family home built in 2020. It features a modern kitchen/diner with elegant granite countertops and integrated appliances, a separate lounge with French doors to the landscaped garden, and a convenient cloakroom. Upstairs hosts three spacious bedrooms (an en-suite shower room) and a stylish bathroom.

Enjoy the private landscaped garden and driveway while being close to shops, restaurants, schools, and transport links!

ACCOMMODATION

This UPVC double-glazed, gas centrally heated accommodation briefly comprises: entrance hallway, cloakroom, lounge and kitchen/dining room to the ground floor. Arranged on the first floor, accessed off a spacious landing, are three bedrooms (en-suite shower room) and a family bathroom. Externally, there is parking to the side for two vehicles and an enclosed and landscaped garden with a paved patio area, side access and an area of artificial turf.

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: Expected to be in the region of £200 per annum. Awaiting confirmation.

EPC Rating: B

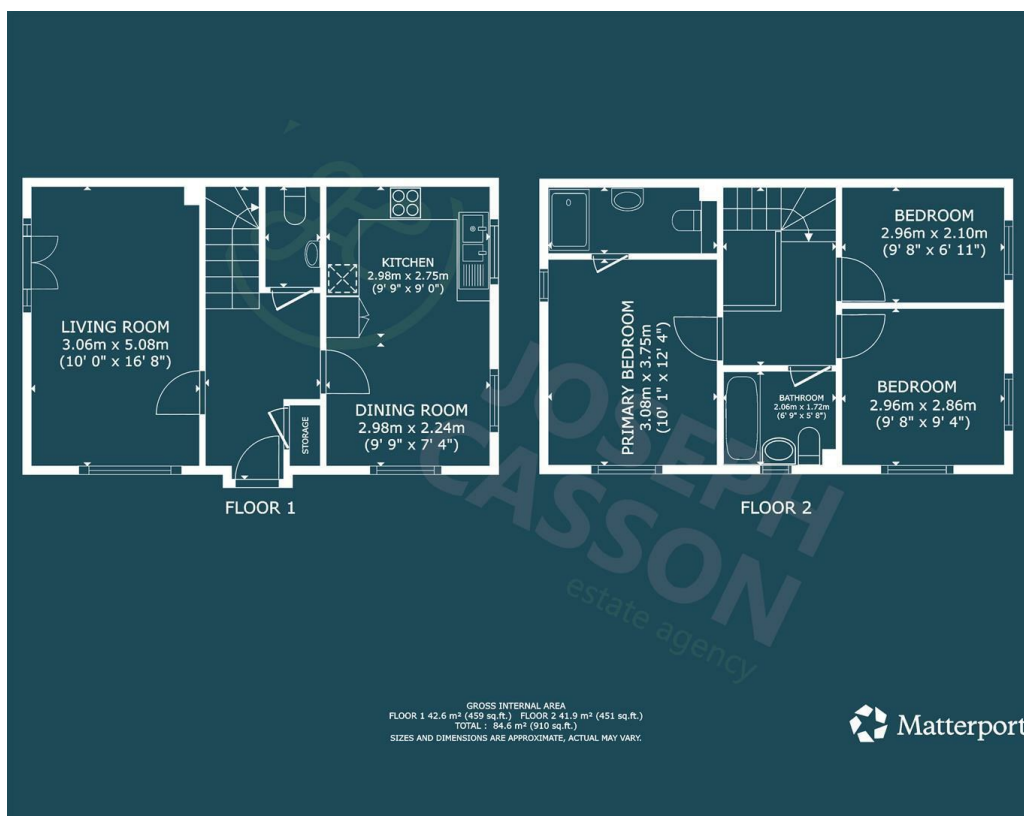
Council Tax Band: C

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

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