

Holford Road
Bridgwater
TA6 7NT



JOSEPH CASSON

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£310,000

- Extended Semi-Detached Property
 - Three Bedrooms
 - First Floor Bathroom
- Two Reception Rooms
- Open-Plan Kitchen/Diner
- Utility Room & Cloakroom
- Garage & Driveway
- Enclosed Rear Garden
- Gas Central Heating & Double Glazing
- EPC Rating: D

This beautifully presented and significantly improved three-bedroom semi-detached house is a gem in the highly desirable west side of Bridgwater. With a garage and plenty of parking space, this property is perfect for those looking for convenience and style. The open-plan layout includes a cozy sitting room, a spacious living room, a utility room, a cloakroom, and a modern kitchen/diner, making it ideal for entertaining guests or relaxing with family.

ACCOMMODATION

This double glazed, gas centrally heated accommodation briefly comprises: an entrance hallway, sitting room, open-plan kitchen/diner, living room, cloakroom, and utility room to the ground floor. Upstairs there are three bedrooms and a bathroom all accessed from the landing. Outside, there is ample parking to the front aspect, a garage, and an enclosed rear garden which is predominately lawned.

LOCATION

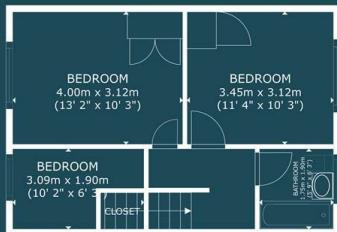
Positioned to West of Bridgwater Town Centre, this sought-after residential area has a few local amenities including a convenience store, post office, and hairdressers. The location is particularly popular with families as Haygrove School, located off Durleigh Road, is one of Bridgwater's premier secondary schools.

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.





FLOOR PLAN 1



FLOOR PLAN 2

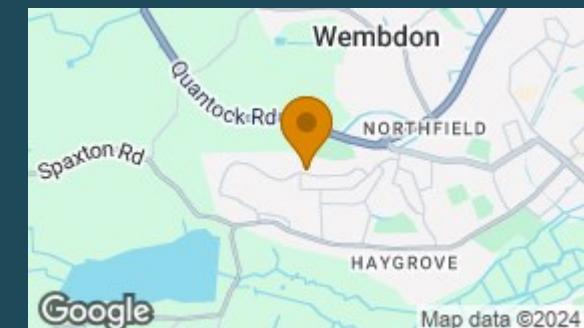
GROSS INTERNAL AREA
FLOOR PLAN 1 66.3 m² (713 ft²) - FLOOR PLAN 2 38.6 m² (416 sq.ft.)
TOTAL 104.9 m² (1,129 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE AND MAY VARY

Matterport

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



Joseph Casson Estate Agency -
Bridgwater
1 Friarn Lawn
Bridgwater
Somerset
TA6 3LL



Contact
01278258005
office@josephcasson.co.uk
www.josephcasson.co.uk



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