

Halyard Drive  
Bridgwater  
TA6 3SQ











£225,000

- Modern Semi-Detached Property
  - Three Bedrooms
  - One Bathroom
    - Kitchen
    - Lounge/Diner
    - Cloakroom
    - Garage
  - Courtyard Garden
- Gas Central Heating & Double Glazing
- No Onward Chain

NO ONWARD CHAIN. Nestled in a sought-after modern development, this spacious semi-detached three bedroom home features an attached garage.

Built in 2004, enjoy excellent transport links and nearby amenities such as Wembdon Primary School, Chilton Trinity Secondary School, and the local sports centre and swimming pool.

## ACCOMMODATION

This double-glazed and gas centrally heated accommodation briefly comprises: entrance hallway, cloakroom, kitchen and lounge/diner to the ground floor, with three bedrooms and a bathroom accessed from the spacious first floor landing. Outside, there is an attached garage and an enclosed courtyard garden.

## LOCATION

This popular development is accessed off Homberg Way (NDR) and is ideally situated for access to both Bridgwater Town Centre and the M5. Chilton Trinity Secondary School, 1610 Sports Centre (including swimming pool) and The Green is a short distance away, as are a wide range of other local amenities.

Bridgwater offers a full range of facilities including retail, educational, and leisure amenities. Bridgwater bus station offers a regular bus service to Taunton together with a daily service to London Hammersmith. There are mainline links via Bridgwater Railway station. A short distance to the West is the Quantock Hills, an Area of Outstanding Natural Beauty.

## ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: None.

EPC Rating:

Council Tax Band: C

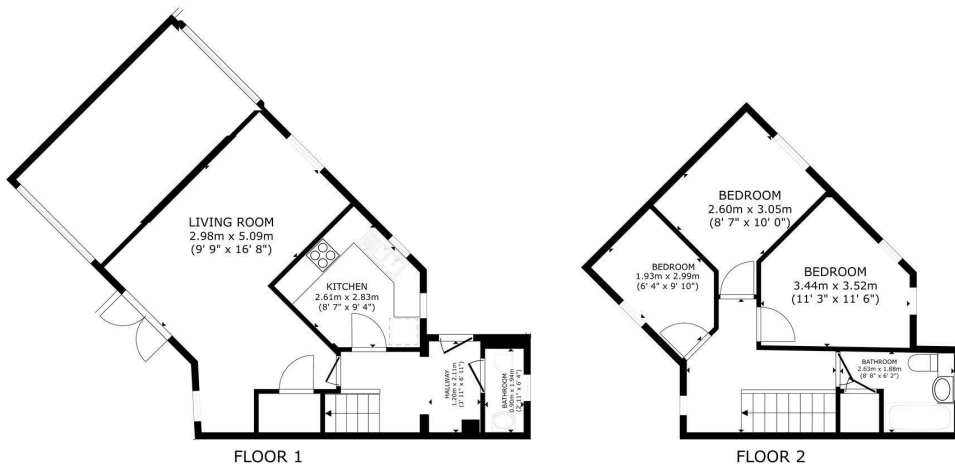
## UTILITIES

Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains





GROSS INTERNAL AREA  
FLOOR 1 54.3 m<sup>2</sup> (584 sq.ft.) FLOOR 2 36.9 m<sup>2</sup> (397 sq.ft.)  
EXCLUDED AREAS : TERRACE 8.9 m<sup>2</sup> (96 sq.ft.) BALCONY 22.8 m<sup>2</sup> (245 sq.ft.)  
TOTAL : 91.2 m<sup>2</sup> (982 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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](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:

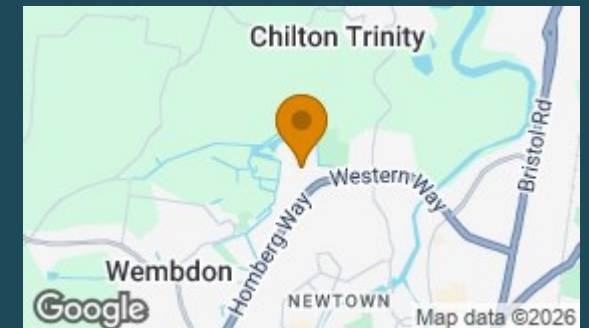
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

## Council Tax Band

C

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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