

Hampstead Drive  
Bridgwater  
TA6 4FQ



**JOSEPH CASSON**

the estate agency your home deserves





£233,000

- Semi-Detached Property
  - Two Bathrooms
  - Three Bedrooms
- Lounge/Diner with French Doors to Garden
  - Kitchen
  - Cloakroom
- Parking For Two Vehicles
- UPVC Double Glazing & Gas Central Heating
- Enclosed Rear Garden



Discover this spacious three-bedroom semi-detached property boasting a contemporary design and three spacious bedrooms, the primary with its own en-suite.

The property is situated on the edge of the popular Kings Down development, offering easy access to a range of local amenities, including shops, restaurants, and schools. Additionally, the location provides excellent transport links, with easy access to major road networks and public transport services.

## ACCOMMODATION

This spacious family home features an entrance hallway, cloakroom, kitchen, and a generously sized lounge/diner with French doors leading to the garden. Upstairs, a spacious landing leads to a modern family bathroom and three bedrooms, with the primary including a built-in double wardrobe and en-suite shower room.

The rear garden boasts a sunny, west-facing aspect and is thoughtfully arranged, featuring areas of patio and raised decking. Beyond the garden is off-road parking for two vehicles.

## 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: £200 per annum

EPC Rating: B

Council Tax Band: C

## UTILITIES

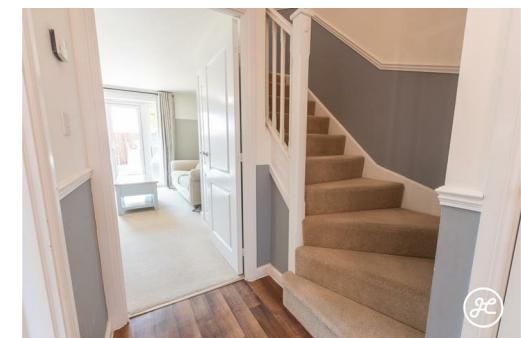
Water Supply: Mains

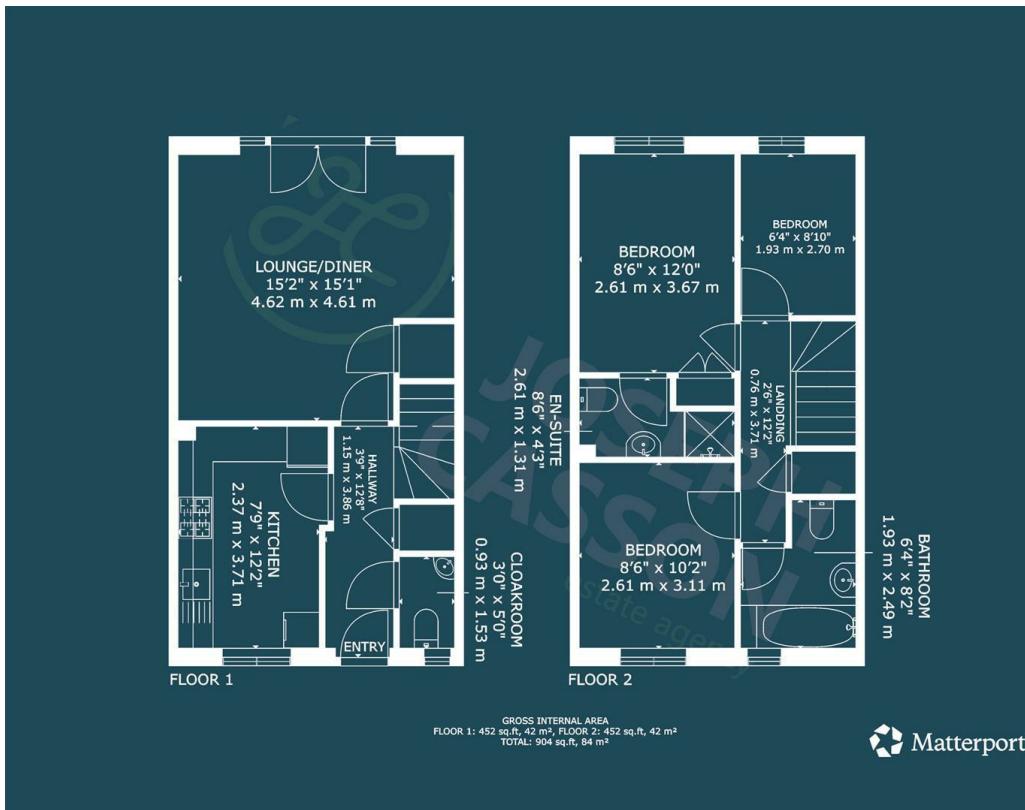
Sewerage: Mains

Electricity Supply: Mains

Gas Supply: Mains

Central Heating: Mains - Gas





## FLOODING

No Flooding in the last 5 years. Flood Information: [flood-map-for-planning.service.gov.uk/location](http://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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

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