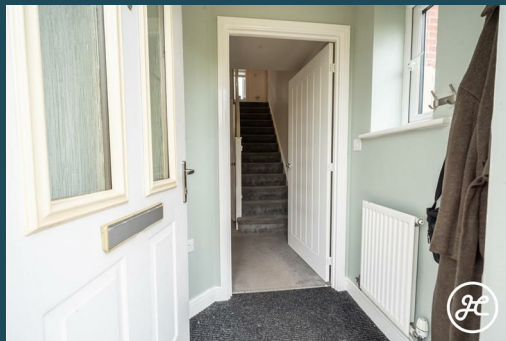


Peridot Close
Bridgwater
TA6 4YU







£290,000

- Modern Detached Family Home
 - Constructed in 2021
 - Four Bedrooms
 - Two Bathrooms
 - Two Reception Rooms
- Open-Plan Kitchen/Dining/Living Room
 - Cloakroom
 - Driveway
- Front & Rear Gardens

Tucked away within the highly sought-after Kings Down development on the outskirts of Bridgwater, this modern four-bedroom detached family home offers spacious and versatile accommodation ideal for contemporary living.

The property has been thoughtfully enhanced by a garage conversion, creating an impressive open-plan kitchen/dining/living area – perfect for both everyday family life and entertaining. In addition, a dedicated study provides an ideal space for home working, while the separate living room ensures there is still a cosy retreat to relax in.

With well-balanced living space and a desirable position within this popular development, this home presents a fantastic opportunity for growing families seeking both comfort and practicality.

ACCOMMODATION

This double-glazed and gas centrally heated accommodation briefly comprises an entrance hall, a living room, an impressive open-plan kitchen/dining/living room, a cloakroom, and a study.

On the first floor, the property offers four well-proportioned bedrooms accessed via the landing, including a primary bedroom with en-suite shower room, alongside a family bathroom serving the remaining bedrooms.

Externally, the property benefits from a lawned front garden, a driveway providing off-road parking for one vehicle, and an enclosed rear garden featuring both lawned and seating areas—ideal for outdoor relaxation and entertaining.

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.

EPC Rating: B

Council Tax Band: C

UTILITIES

Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains

Mains Gas Supply: Yes

Central Heating: Yes - Gas

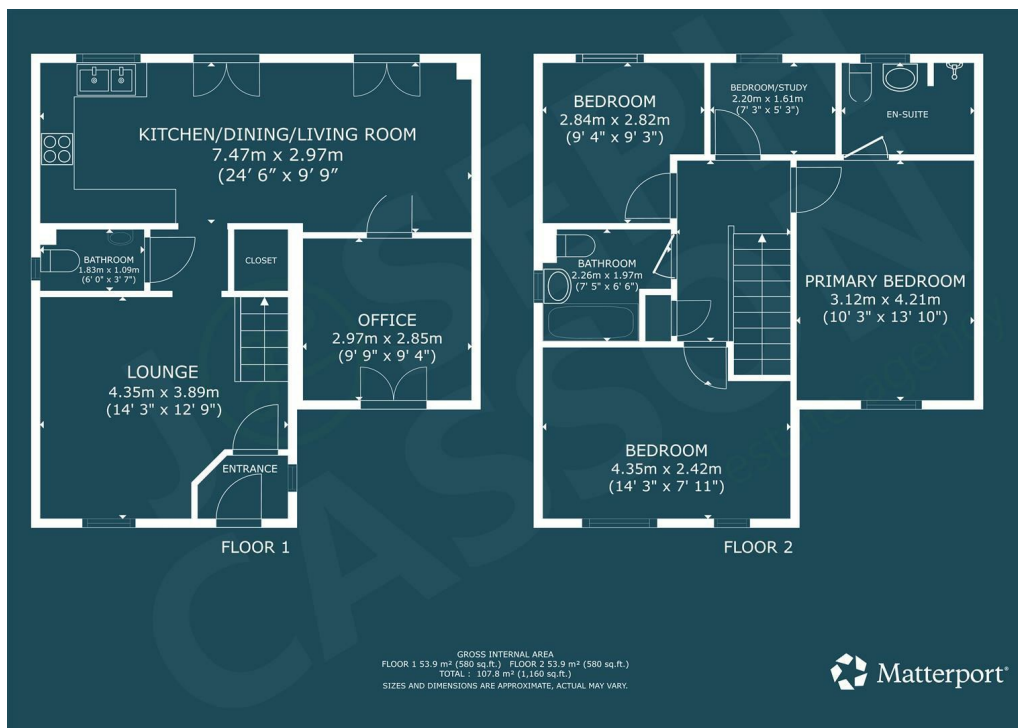
FLOODING

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



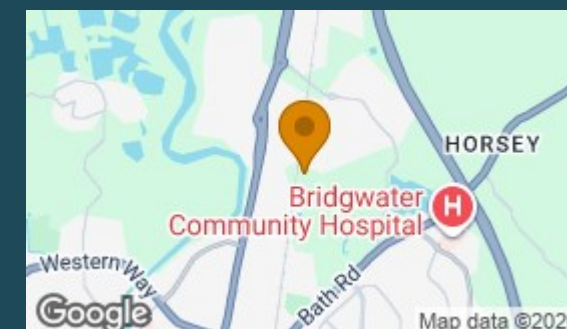


recommend that potential buyers use the Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

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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