

Topaz Drive
Bridgwater
TA6 4DP



JOSEPH CASSON

the estate agency your home deserves





£278,000



NO ONWARD CHAIN. Experience luxury living in this stunning detached property in the sought-after Kings Down development. With a fantastic EPC rating of B, this nearly new home boasts a spacious living room, a sleek kitchen/dining area that opens out to a beautiful garden through double doors, and an integral garage.

Upstairs, you'll find a primary bedroom with an en suite shower room, two additional double bedrooms, a family bathroom, and a study. The Amersham is perfect for couples or families looking for a stylish and modern home.

Don't miss out on the opportunity to own this superbly presented property. Contact Joseph

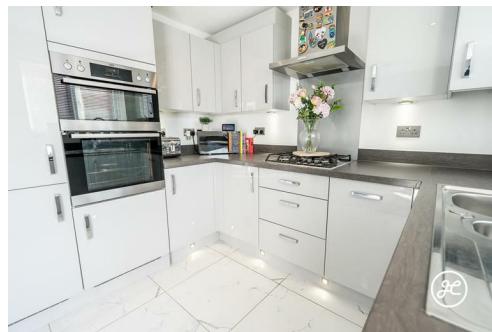
Casson Estate Agency today and discover the beauty of this stunning home!

AT A GLANCE

- Modern Detached Family Home
- No Onward Chain
- Constructed In 2020 By Taylor Wimpey Homes
- Three Generously Sized Bedrooms
- Bedroom One With En-Suite Shower Room
- First Floor Study
- First Floor Bathroom
- Open-Plan Kitchen/Diner
- Separate Lounge
- Downstairs Cloakroom
- Garage & Driveway
- Enclosed Rear Garden
- NHBC Buildmark Warranty

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 and accessed from the spacious landing are three bedrooms (bedroom one with en-suite shower room), study and a family bathroom. Externally, there is parking on own driveway, garage and an enclosed, lawned rear garden with paved patio area, side access.





NB. There is an annual charge of approximately £175 for the maintenance of the development.

LOCATION

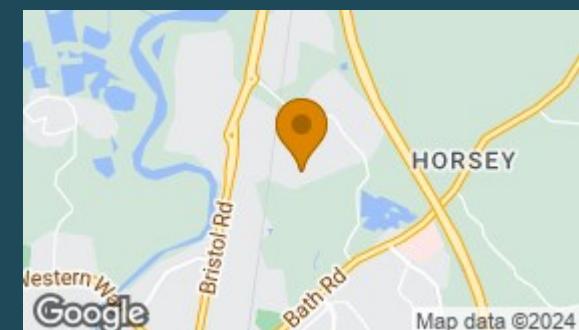
Positioned just north of Bridgwater, Kings Down is located 37 miles south of Bristol and is within easy reach of the M5 motorway. The development is also home to Willowdown Primary Academy and is close to a number of local amenities.

Bridgwater Town Centre is a few minutes by car and offers a wide range of shopping and leisure facilities.

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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