

Pear Tree Close  
Bridgwater  
TA6 4EA



  
**JOSEPH CASSON**  
the estate agency your home deserves





£210,000

- Spacious Mid-Terraced Property
  - Three Bedrooms
  - One Bathroom
  - Lounge/Diner
    - Kitchen
  - Front & Rear Gardens
  - Garage
- LPG Central Heating & Double Glazing
- No Onward Chain

Available with the advantage of NO ONWARD CHAIN, this spacious three-bedroom property is located within a cul-de-sac on the Eastern outskirts of Bridgwater, close to Bridgwater Community Hospital, and benefits from a garage and newly installed carpets.

## ACCOMMODATION

This LPG centrally heated, double-glazed accommodation briefly comprises: entrance hallway, lounge/diner, and kitchen to the ground floor, with three bedrooms and a bathroom to the first floor. Outside, there is an enclosed rear garden with a seating area. The front garden is enclosed and hard landscaped with a garage.

## LOCATION

Bower is a popular development on the Eastern edge of Bridgwater and has a range of local facilities including: Tesco express, Bower Inn and Bridgwater Hospital. The development also offers excellent access to Bridgwater town centre, A39 and M5. Bridgwater offers a wide range of amenities and has excellent transport links to the M5 motorway and mainline rail link. 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: D

Council Tax Band: B

## UTILITIES

Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains

Mains Gas Supply: No

Central Heating: Yes - LPG





## 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

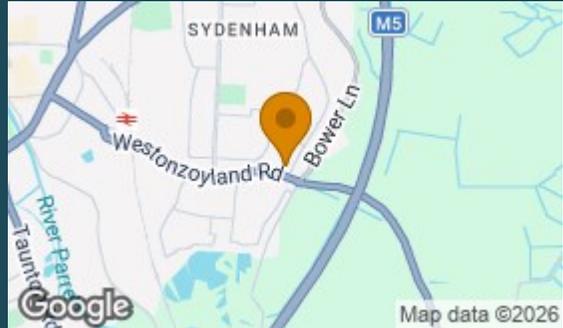
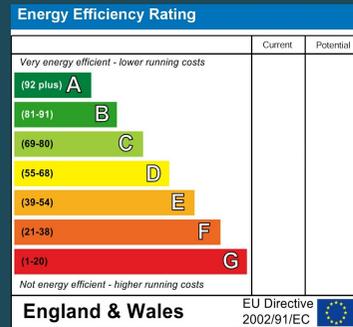
For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

[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

B



**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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