

Riverside Close Bridgwater TA6 3PP



JOSEPH CASSON

the estate agency your home deserves





£185,000

- Modern Coach House
- Two Double Bedrooms
 - One Shower Room
- Open-Plan Living Room / Kitchen
 - Large Single Garage
 - Driveway
 - Gas Central Heating & Double Glazing
 - Freehold



This impressive freehold coach house, situated within a sought-after modern development, just off the NDR, features two double bedrooms, an open-plan living area/kitchen, and a spacious single garage with a parking space in front.

Perfectly situated near a wide range of amenities and excellent transport links to the town centre and M5.

ACCOMMODATION

This double-glazed and gas centrally heated property briefly comprises: an inviting entrance hallway with garage access and stairs leading to the landing. Upstairs is an open-plan kitchen/living room, two double bedrooms, and a bathroom.

LOCATION

This popular development is accessed off Western 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 main line 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: C

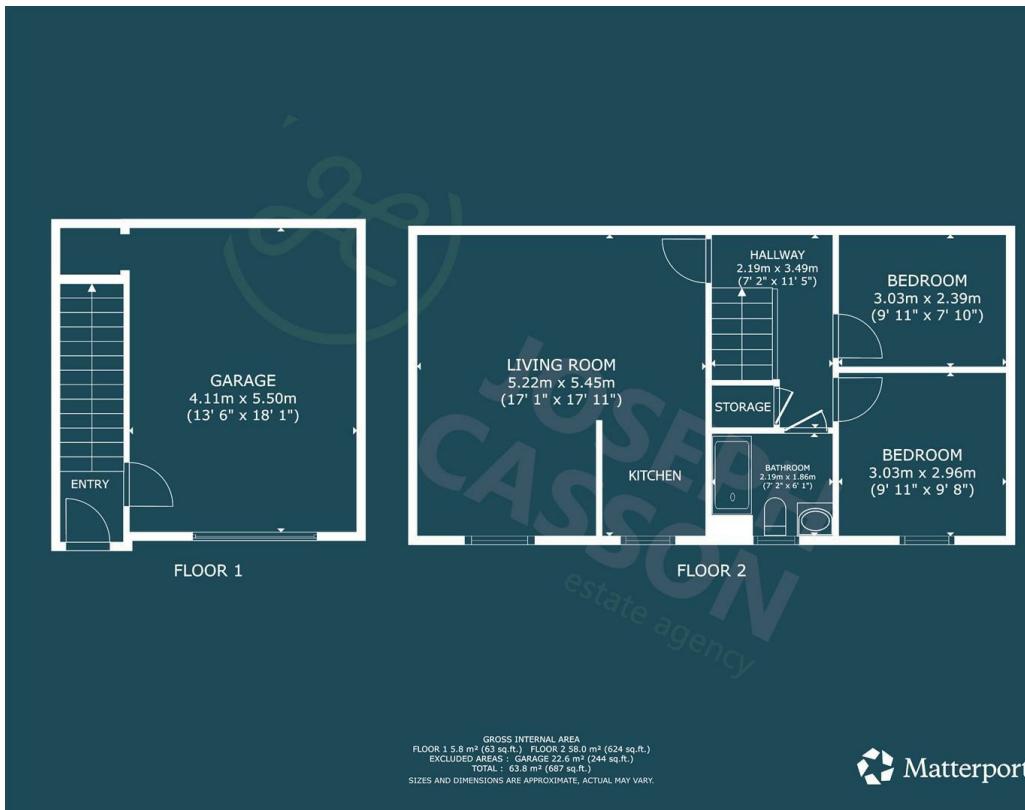
Council Tax Band: A

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:

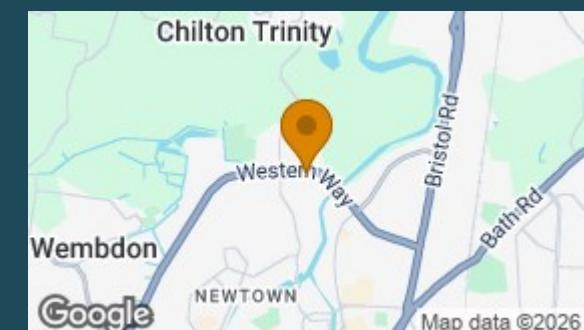
checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band

A

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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