

Durleigh Road  
Bridgwater  
TA6 7HX



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









£450,000

- Modern Detached Family Home
- Four Generously Sized Bedrooms
  - Two Bathrooms
- Lounge with Bay Window
- Open-Plan Kitchen/Diner
- Cloakroom & Utility Room
- Partially Converted Garage / Home Office
  - Ample Parking
  - No Onward Chain

Discover an exceptional detached four-bedroom family home, nestled on a private lane in the desirable west side of Bridgwater.

A standout feature is the recently refitted open-plan kitchen/diner, complete with bifold doors that lead to a lawned rear garden with a seating area, ideal for entertaining or relaxing outdoors.

Built in 2016 and offered with no onward chain, this property is ready to welcome its new owners!

## ACCOMMODATION

This stylish, double-glazed home features gas central heating. The ground floor includes an entrance hallway, cloakroom, a lounge with bay window and fireplace, plus a spacious open-plan kitchen/diner and utility room. Upstairs are four generous bedrooms—one with en-suite shower room—and a family bathroom. Outside offers front and rear lawned gardens, ample parking on the shingled driveway, and a garage partially converted into an office space with a toilet.

## LOCATION

Positioned to the West of Bridgwater Town Centre on the edge of Durleigh, this sought-after residential area has local amenities including convenience store, post office and hairdressers. The location is particularly popular with families as Haygrove School, located off Durleigh Road, is one of Bridgwater's premier secondary schools.

A short distance away, Bridgwater Town Centre offers a wide range of amenities and has excellent transport links to the M5 motorway and mainline rail link. To the West is the Quantock Hills, an Area of Outstanding Natural Beauty.

## ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: None.

EPC Rating: B

Council Tax Band: E

### UTILITIES

Water supply: Mains

Sewerage: Mains

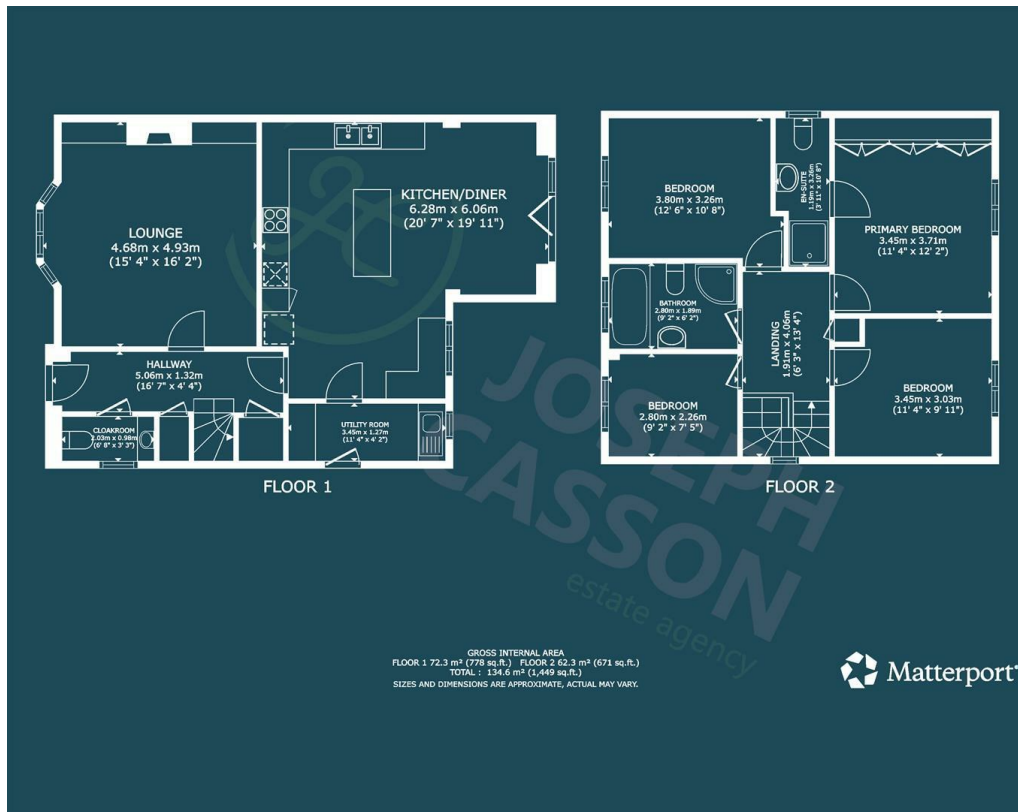
Electricity Supply: Mains

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](https://flood-map-for-planning.service.gov.uk/location)

## BROADBAND & MOBILE COVERAGE

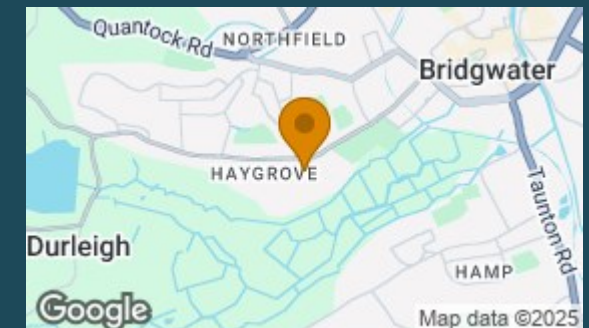
The property benefits from a full fibre connection to the property.

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

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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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