

Vita Avenue  
Bridgwater  
TA6 4YY



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





£200,000

- Modern End-Terraced Property
- Constructed by Persimmon Homes in 2022
  - Two Double Bedrooms
  - One Bathroom
- Open-Plan Kitchen/Living Room
  - Cloakroom
- Enclosed Rear Garden
  - Two Parking Spaces
- Double Glazed & Gas Central Heating

Explore this impressive contemporary end-terraced home built in 2022, featuring two well-proportioned double bedrooms and a stylish open-plan living area. Set within the sought-after Kings Down development on the outskirts of Bridgwater, the property offers excellent access to the M5, making it ideal for commuters.

Enjoy the benefit of two parking spaces and an enclosed rear garden of exceptionally generous size—perfect for outdoor dining, entertaining or simply relaxing.

NB: Additional homes are currently being constructed nearby, with access from Augusta Drive rather than Vita Avenue.

## ACCOMMODATION

This modern end-terraced home benefits from UPVC double glazing and gas central heating. The ground floor offers a welcoming entrance hallway, an open-plan living room with kitchen, and a cloakroom. Upstairs comprises two well-proportioned bedrooms and a family bathroom. Outside, there are two parking spaces to the front and an enclosed rear garden of very generous proportions and side access.

## LOCATION

Kings Down is a desirable development just north of Bridgwater, with a range of local facilities including shops, schools, and restaurants nearby. The location offers excellent access to the M5 motorway, A38, and public transport links. Bridgwater's town centre, hospital, and rail station are all within easy reach, and Bristol is approximately 37 miles to the north.

## ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: £178.25 per annum

EPC Rating: B

Council Tax Band: B

## UTILITIES

Water Supply: Mains

Sewerage: Mains

Electricity Supply: Mains

Gas Supply: Mains

Central Heating: Mains - Gas

## FLOODING

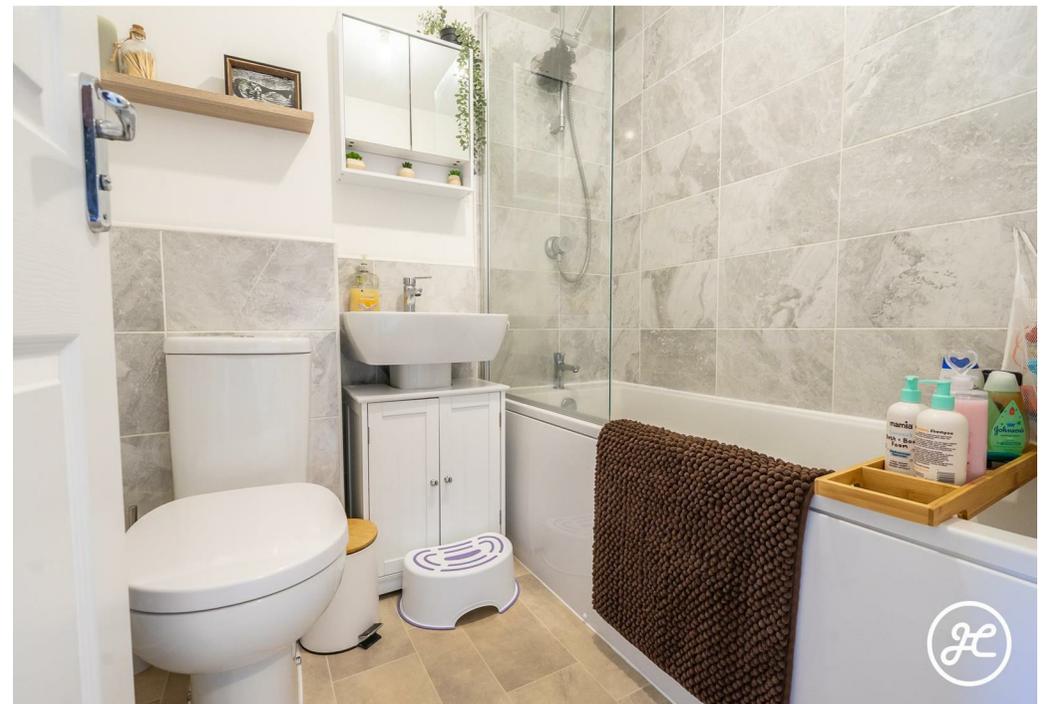
No Flooding in the last 5 years. Flood Information: [flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

## BROADBAND & MOBILE COVERAGE

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)



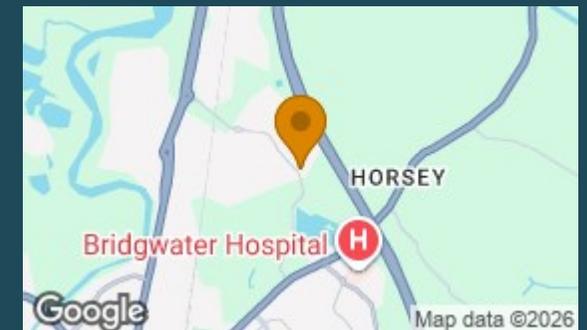


GROSS INTERNAL AREA  
 FLOOR 1 25.7 m<sup>2</sup> (277 sq.ft.) FLOOR 2 25.1 m<sup>2</sup> (270 sq.ft.)  
 EXCLUDED AREAS : PATIO 10.6 m<sup>2</sup> (115 sq.ft.)  
 TOTAL : 50.8 m<sup>2</sup> (547 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

### Council Tax Band

B

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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