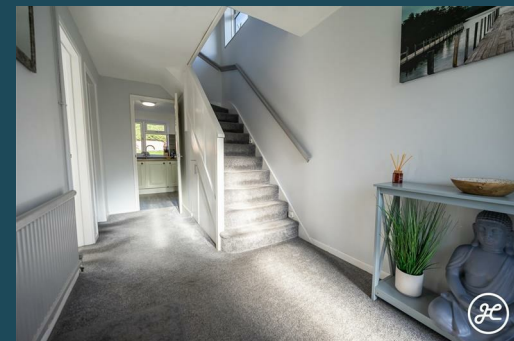


Alfoxton Road  
Bridgwater  
TA6 7NW



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









£290,000

- Spacious Semi-Detached Property
  - Three Bedrooms
  - Extended Lounge/Diner
    - Sitting Room
    - Entrance Hallway
  - Refitted Kitchen & Bathroom
  - Gas Central Heating
    - Double Glazing
    - Ample Parking
- Generously Sized Front & Rear Gardens

Discover this spacious three-bedroom semi-detached home nestled in a highly desirable residential area. The property boasts a generously sized plot with plenty of parking on your own driveway, and lawned gardens to the front and rear.

## ACCOMMODATION

This double-glazed and gas centrally heated accommodation briefly comprises: entrance hallway, sitting room (currently being used as a bedroom), lounge/diner and kitchen to the ground floor. Arranged on the first floor and accessed from the landing are three generously sized bedrooms and a bathroom. Externally, there is ample parking on own driveway to the front, and lawned front and rear gardens.

## LOCATION

Positioned to West of Bridgwater Town Centre, this sought-after residential area has a few local amenities including a 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: No

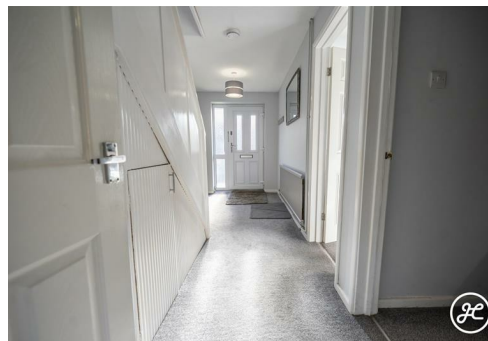
EPC Rating: E - (New gas central heating boiler installed since the report.)

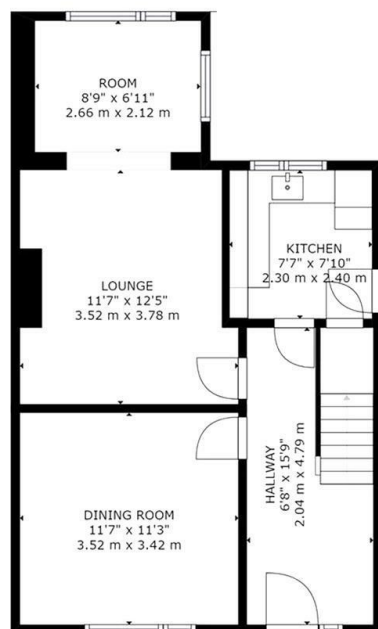
Council Tax Band: C

## UTILITIES

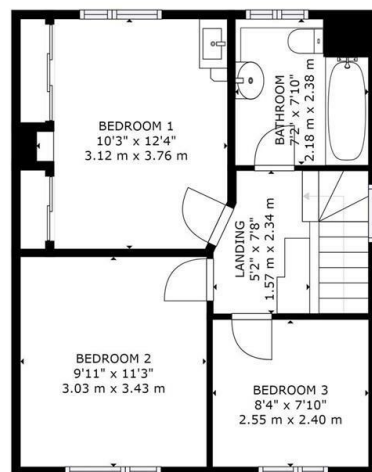
Water supply: Mains

Sewerage: Mains





GROSS INTERNAL AREA  
FLOOR 1: 520 sq. ft, 48 m<sup>2</sup>, FLOOR 2: 449 sq. ft, 42 m<sup>2</sup>  
TOTAL: 968 sq. ft, 90 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Electricity Supply: Mains - Owned Solar Panels

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

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

C

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		
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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