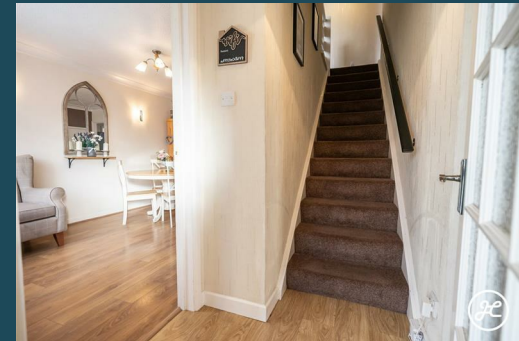


Severn Close  
Bridgwater  
TA6 4EX



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









£315,000

- Extended Semi-Detached Property
  - Four Bedrooms
  - One Bathroom
- Two Reception Rooms
  - Kitchen
  - Utility Room
  - Cloakroom
- Garage & Driveway
- Enclosed Rear Garden
- Gas Central Heating & Double Glazing

Discover this beautiful four-bedroom semi-detached home! Located in a desirable area on Bridgwater's eastern side, it boasts two reception rooms, a kitchen, a utility room, and a downstairs cloakroom.

You'll love the spacious rear garden plus the added benefits of a garage and ample parking. Make this spacious property within a sought-after location your new home!

## ACCOMMODATION

This double glazed, gas centrally heated accommodation briefly comprises: entrance porch, hallway, lounge, dining room, kitchen, utility room, and cloakroom to the ground floor. With four bedrooms and a bathroom on the first floor. Externally, there is a driveway and attached garage, as well as an attractive, rear garden of generous proportions.

## LOCATION

East 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:

Council Tax Band:

## UTILITIES

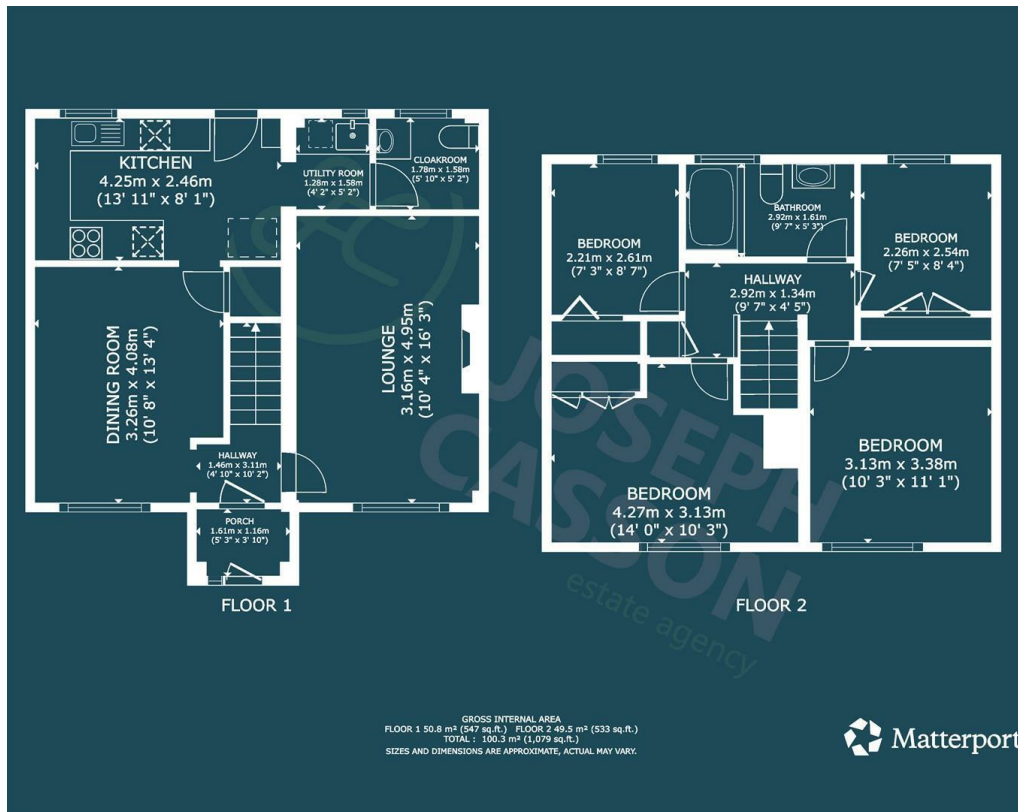
Water supply: Mains

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

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

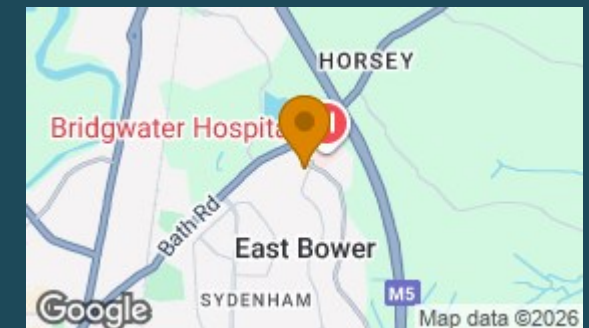
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[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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