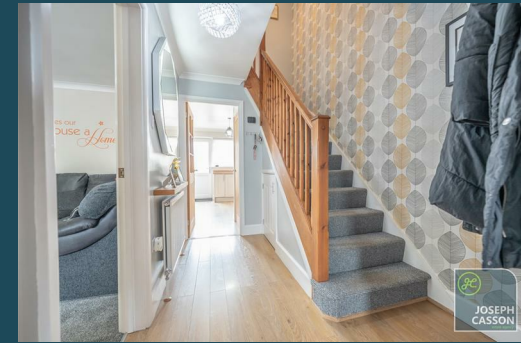


Duncombe Close
Bridgwater
TA6 4UT





**JOSEPH
CASSON**
estate agency



£350,000

- Extended Detached Family Home
 - Three/Four Bedrooms
 - Two Bathrooms
- Open-Plan Kitchen/Dining/Living Room
 - Separate Lounge
 - Cloakroom
- Enclosed Rear Garden
- Ample Parking On Own Driveway
- PV Solar Panels, Double Glazing & Gas Central Heating

Set within a popular and well-established residential area on the eastern side of Bridgwater, this attractive extended detached home offers spacious and versatile accommodation, perfectly suited to modern family living.

At the heart of the property is a superb open-plan kitchen, dining and living area, creating a fantastic space for everyday family life as well as entertaining guests. A separate lounge provides additional reception space, ideal for relaxing or accommodating a variety of lifestyle needs.

To the first floor, there are three generous double bedrooms. The principal bedroom benefits from an en-suite shower room, while bedroom two enjoys the added advantage of a dressing room. A well-appointed family bathroom serves the remaining accommodation.

Outside, the property is complemented by ample driveway parking, adding further practicality and convenience.

Ideally positioned close to a range of local amenities, well-regarded schools and excellent transport links, this impressive home presents an outstanding opportunity for families and buyers seeking a combination of space, comfort and convenience in a desirable location.

ACCOMMODATION

This well-presented property benefits from double glazing, PV solar panels and gas central heating and briefly comprises an entrance hallway, cloakroom, lounge and an impressive open-plan kitchen/dining/living room to the ground floor.

To the first floor are three bedrooms, with the principal bedroom enjoying an en-suite shower room. Bedroom two is complemented by a dressing room, which offers potential to be reinstated as a fourth bedroom if required. A family bathroom serves the remaining accommodation.

Outside, the property enjoys a low-maintenance rear garden with a brick-built shed, a partially converted garage and ample off-road parking provided by the generous driveway.

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: TBC
Council Tax Band: C

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

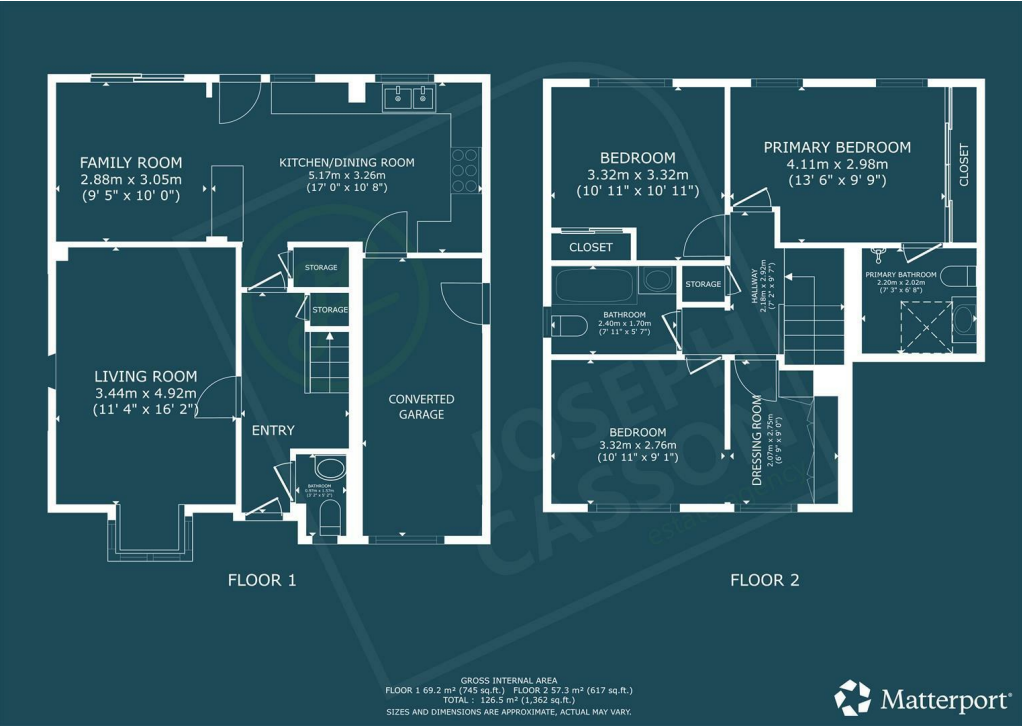
BROADBAND & MOBILE COVERAGE

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

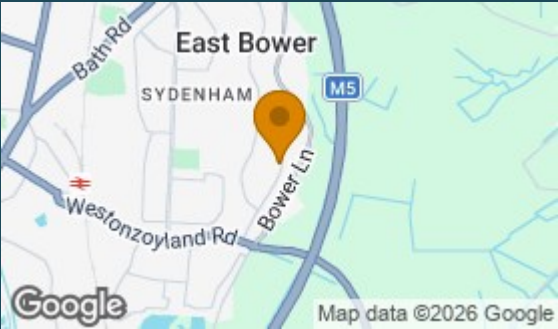
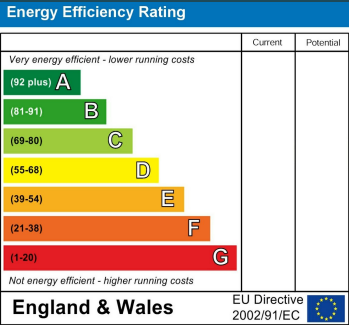
checker.ofcom.org.uk/en-gb/mobile-coverage

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





Council Tax Band
C



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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