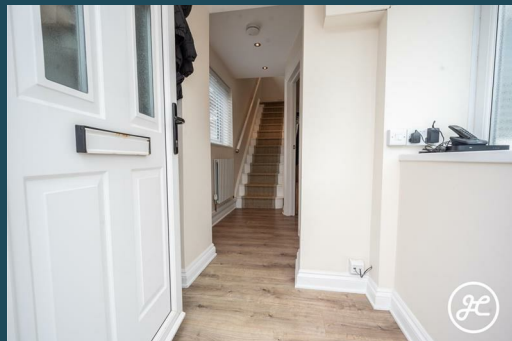


Elizabeth Way  
Bridgwater  
TA6 4NN







£260,000

- Extended Semi-Detached Property
  - Three Bedroom
  - One Bathroom
  - Living Room
- Open-Plan Kitchen/Diner
  - Cloakroom
  - Driveway
- Front & Rear Gardens
- Outbuildings

A beautifully presented three-bedroom semi-detached home, enhanced by an impressive ground-floor extension that creates a superb open-plan kitchen/dining space—perfect for modern family living and entertaining—alongside a separate lounge and a practical cloakroom.

Externally, the property benefits from both front and rear gardens, private driveway parking, and two versatile outbuildings with power and lighting connected.

Set within a well-established residential area on the eastern side of Bridgwater, the property enjoys a convenient position with easy access to a wide range of local amenities.

## ACCOMMODATION

This well-presented, extended home benefits from double glazing and gas central heating throughout. The accommodation briefly comprises an inviting entrance hallway, a comfortable lounge, a spacious open-plan kitchen/dining room ideal for modern living, and a convenient cloakroom on the ground floor.

To the first floor, there are three well-proportioned bedrooms and a family bathroom, all accessed from the landing.

Externally, the property offers off-road parking via its own driveway and a low-maintenance, shingled front garden. The enclosed rear garden is designed for easy upkeep and features a charming pond, multiple seating areas, and two useful outbuildings with power and lighting—currently utilised as a playroom and additional storage space. There is a garage door dividing the front and rear gardens.

## LOCATION

Located in an established residential street on the East side of Bridgwater. With nearby access to the M5 motorway (4 miles), Bridgwater town centre, Somerset attractions and countryside villages and walks.

Local amenities in close proximity include Redgate Medical Centre, Co-Operative supermarket, CostCutter, Fish and Chip Shop, Bridgwater College and Academy and St John and St Francis Church School as well as dog walks around local fishing ponds.

## ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: No.

EPC Rating:

Council Tax Band: B

## UTILITIES

Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains

Mains Gas Supply: Yes

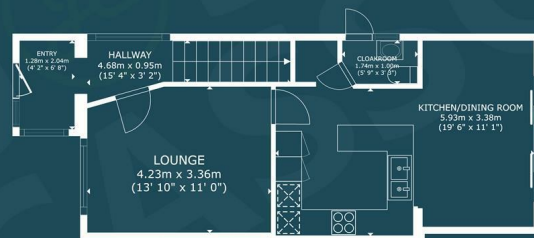
Central Heating: Yes - Gas

## FLOODING





FLOOR 2



GROSS INTERNAL AREA  
FLOOR 1 72.6 m<sup>2</sup> (781 sq.ft.) FLOOR 2 34.1 m<sup>2</sup> (368 sq.ft.)  
TOTAL : 106.7 m<sup>2</sup> (1,149 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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:

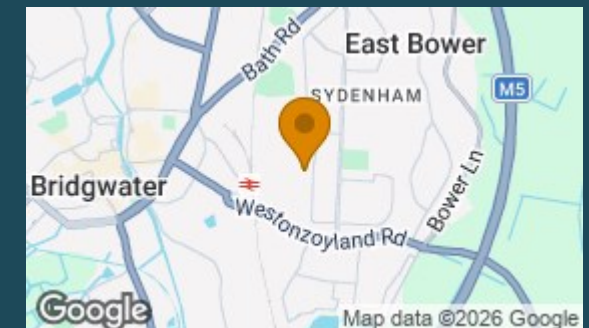
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

#### Council Tax Band

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 |         |           |
| 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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