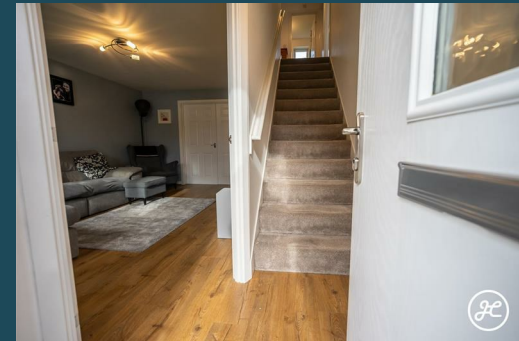


Hamilton Drive
Bridgwater
TA6 4WP




JOSEPH CASSON
the estate agency your home deserves





£312,500

- Spacious Detached Property
 - Four Bedrooms
 - Two Bathrooms
 - Lounge
 - Kitchen/Diner
- Utility Room & Cloakroom
- Enclosed Rear Garden
 - Garage & Driveway
 - Constructed in 2018

Discover this impressive detached family home!

It features an open-plan kitchen/diner, a living room, a utility space, and a cloakroom. Upstairs are four spacious bedrooms with two bathrooms.

Nestled in the modern Kings Down development near Bridgwater, you'll love the enclosed garden, garage, and driveway.

ACCOMMODATION

This double-glazed and gas centrally heated accommodation briefly comprises: entrance hallway, lounge, kitchen/diner, utility room, and cloakroom to the ground floor. Upstairs, there are four bedrooms, a primary bedroom with an en-suite shower room, and a family bathroom accessed from the first floor landing. Externally, there is a front garden, garage, driveway, and an enclosed rear garden which is predominantly lawned with a seating area.

LOCATION

Positioned just north of Bridgwater, Kings Down is located 37 miles south of Bristol and is within easy reach of the M5 motorway. The development is also home to Willowdown Primary Academy and is close to a number of local amenities.

Bridgwater Town Centre is a few minutes by car and offers a wide range of shopping and leisure facilities both within the centre and the surrounding area. A short distance to the West is the Quantock Hills, an Area of Outstanding Natural Beauty.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: £259.52 per annum (2025 figure)

EPC Rating: B

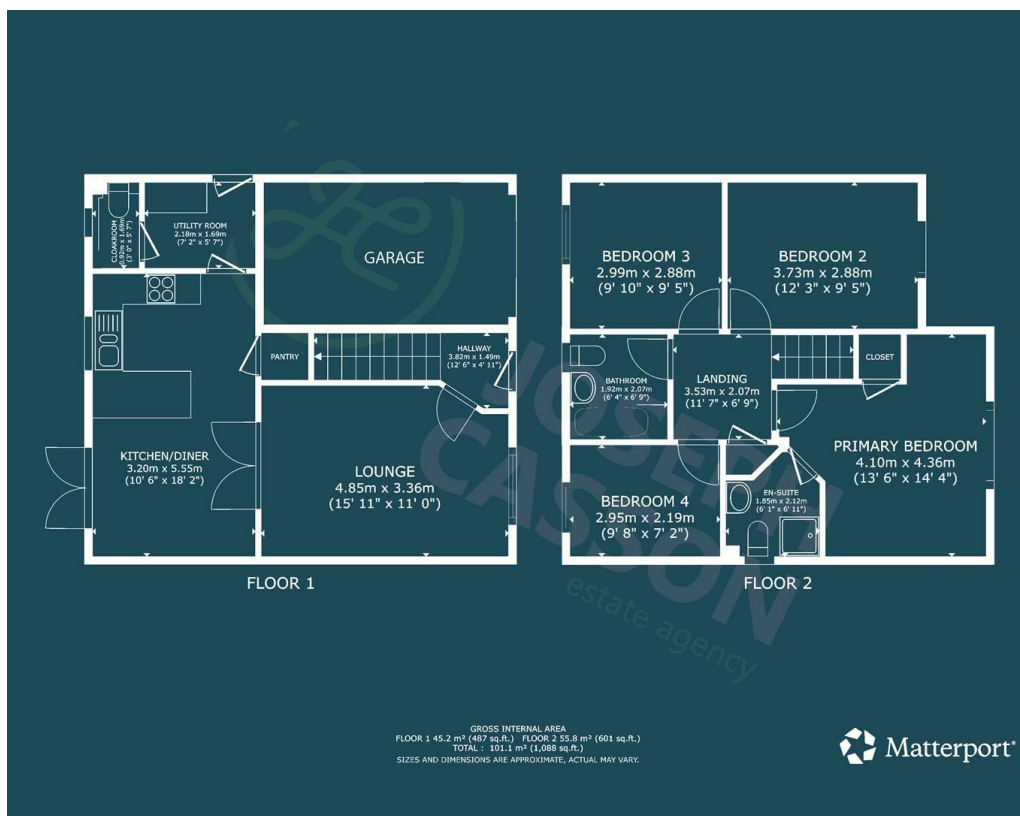
Council Tax Band: D

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

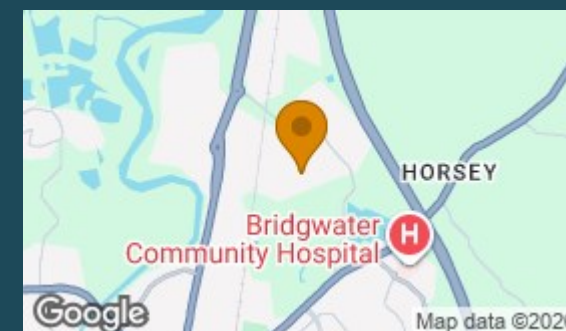
BROADBAND & MOBILE COVERAGE

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

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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