

Linley Close
Bridgwater
TA6 4HL



JOSEPH CASSON
the estate agency your home deserves





£155,000

- Modern Back-to-Back Property
 - One Bedroom
 - One Bathroom
 - Lounge/Diner
 - Kitchen
 - Enclosed Garden
 - Two Parking Spaces
- Gas Central Heating & Double Glazing
 - PV Solar Panels

A beautifully presented one-bedroom back-to-back home, enhanced by PV solar panels, an enclosed private garden, and parking for two vehicles, all tucked away within a peaceful cul-de-sac.

Enjoying an exceptionally convenient location, the property sits moments from a wide range of local amenities, including Tesco Express, The Bower Inn, and Bridgwater Hospital, making it an ideal choice for those seeking comfort, efficiency, and everyday practicality in an attractive setting.

ACCOMMODATION

This double-glazed, gas centrally heated back-to-back home benefits from PV solar panels and briefly comprises a lounge/diner and kitchen on the ground floor, with a landing, bedroom, and bathroom on the first floor. Externally, the property offers a low-maintenance garden with a shed, along with two allocated parking spaces.

LOCATION

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, the 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

EPC Rating: C - Solar Panels have been installed since the EPC was completed.

Council Tax Band: A

UTILITIES

Water Supply: Mains

Sewerage: Mains

Electricity Supply: Mains & PV Solar Panels

Gas Supply: Mains

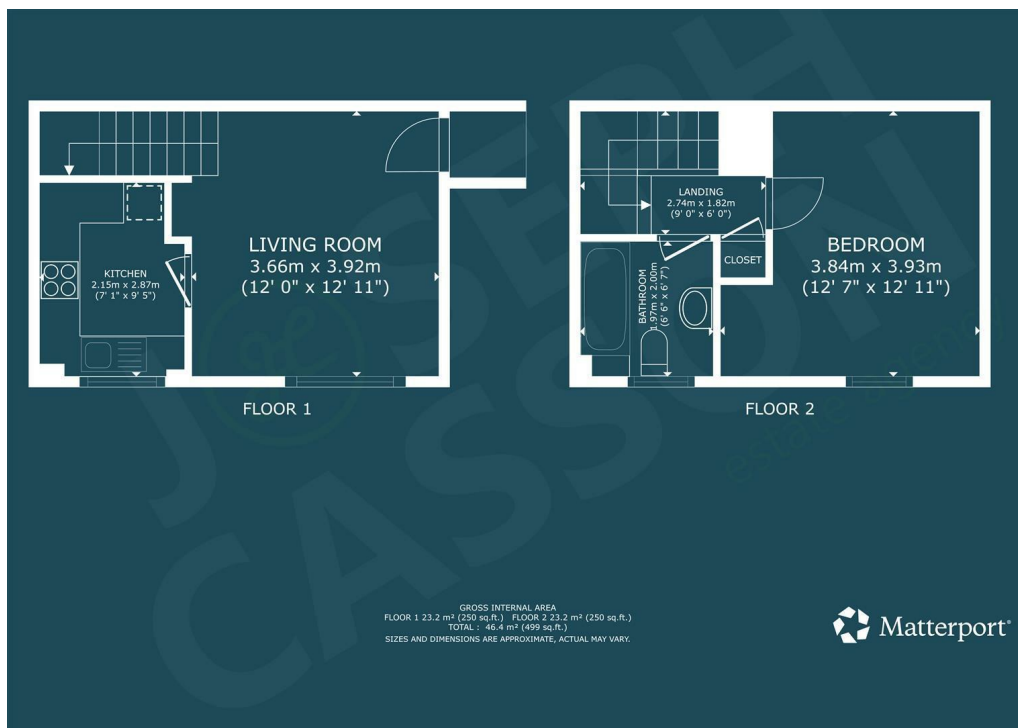
Central Heating: Yes – Gas

FLOODING

No Flooding in the last 5 years.

Flood Information: flood-map-for-planning.service.gov.uk





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:

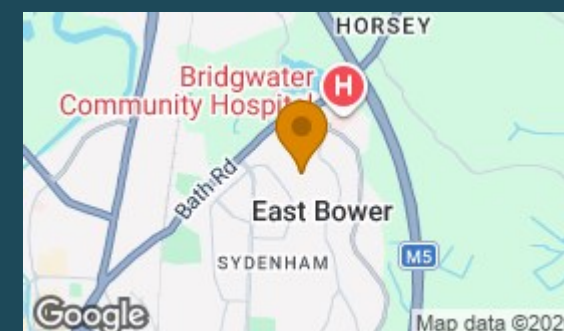
checker.ofcom.org.uk/en-gb/mobile-coverage

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

Council Tax Band

A

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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