

Alfoxton Road
Bridgwater
TA6 7NN




JOSEPH CASSON
the estate agency your home deserves





£299,950

- Extended Semi-Detached Property
 - Three Bedrooms
 - One Bathroom
- Open-Plan Lounge/Diner
 - Kitchen & Utility Room
- Generously Sized Rear Garden
- Parking On Own Driveway
- Gas Central Heating & Double Glazing

Nestled in a desirable residential area west of Bridgwater, this well-presented three bedroom semi-detached property features a spacious lounge/diner, modern kitchen, and a convenient utility room.

Enjoy the generously sized rear garden, and parking on own driveway.

ACCOMMODATION

This double-glazed and gas centrally heated accommodation briefly comprises: entrance hallway, lounge/diner, kitchen, and utility room to the ground floor, with three bedrooms and a bathroom to the first floor. Outside, there is a lawned front garden, a driveway providing parking for two vehicles, and a generously sized rear garden.

LOCATION

Positioned to West of Bridgwater Town Centre, this sought-after residential area has a few local amenities including a convenience store, post office, and hairdressers. The location is particularly popular with families as Haygrove School, located off Durleigh Road, is one of Bridgwater's premier secondary schools.

A short distance away, Bridgwater Town Centre offers a wide range of amenities and has excellent transport links to the M5 motorway and mainline rail link. To the West is the Quantock Hills, an Area of Outstanding Natural Beauty.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: No

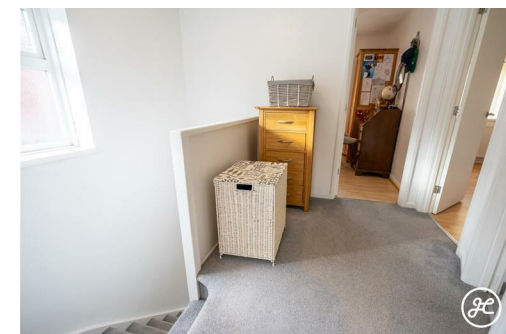
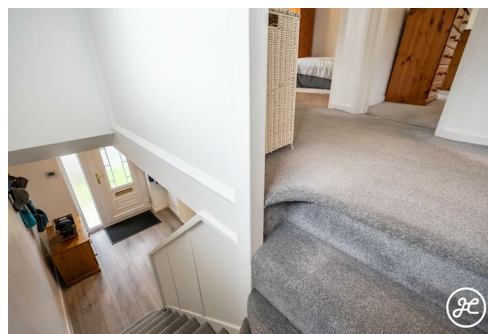
EPC Rating: C

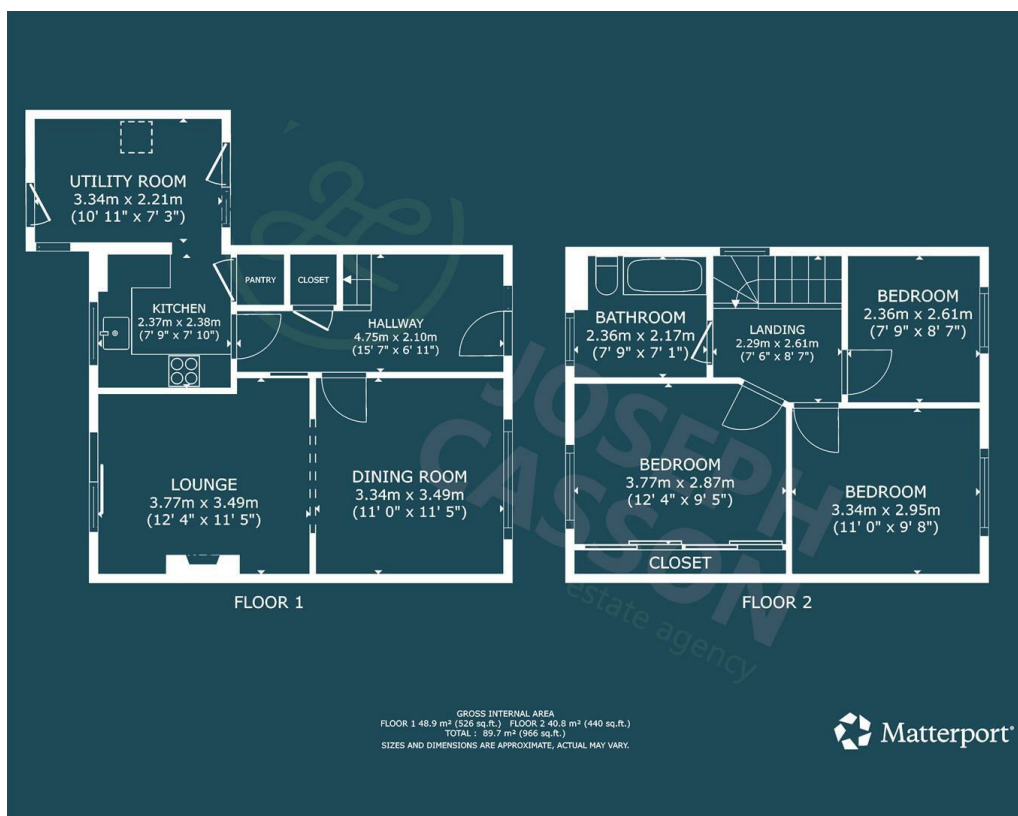
Council Tax Band: C

UTILITIES

Water supply: Mains

Sewerage: Mains





Electricity Supply: Mains - Owned Solar Panels

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

| 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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