

Ruby Drive
Bridgwater
TA6 4WL




JOSEPH CASSON
the estate agency your home deserves





£260,000

- Modern Semi-Detached Property
- Constructed in 2018
- Three Bedrooms
- Two Bathrooms
- Lounge
- Kitchen/Diner
- Cloakroom
- Garage & Driveway
- South-Facing Rear Garden
- PV Solar Panels & 3.3Kwh Battery

Welcome to this superbly presented semi-detached home, built in 2018 and tucked away in a peaceful close within the sought-after Kings Down development on the outskirts of Bridgwater. The property also benefits from PV solar panels with a Growatt battery, offering excellent energy efficiency.

Upstairs, you'll find three bedrooms, including a primary bedroom with an en-suite, along with a modern family bathroom. The ground floor features a spacious lounge, a convenient cloakroom, and an open-plan kitchen/diner. Outside, the home enjoys its own driveway, a garage, and a south-facing rear garden.

ACCOMMODATION

This well-presented home features UPVC double glazing, gas central heating, and PV solar panels, offering both comfort and energy efficiency. The ground floor comprises an inviting entrance hallway, a cloakroom, a spacious lounge, and a modern kitchen/dining room ideal for everyday living and entertaining.

Upstairs, a generous landing leads to three bedrooms, including a primary bedroom with en-suite shower room, along with a contemporary family bathroom.

Externally, the property benefits from parking on own driveway, a garage, and an enclosed south-facing rear garden complete with a paved patio, artificial lawn, and convenient side access.

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

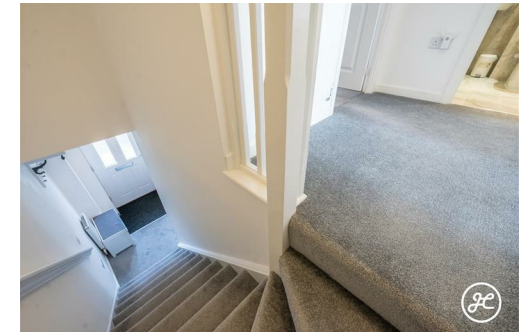
Tenure: Freehold

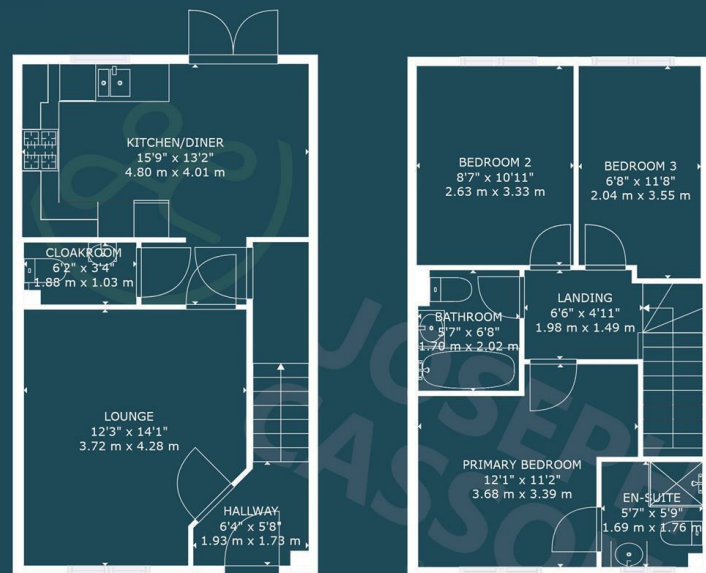
Estate/Management Charge: £200 per annum (awaiting written confirmation)

EPC Rating: B

Council Tax Band: C

UTILITIES





FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 431 sq. ft. 40 m², FLOOR 2: 429 sq. ft. 40 m²
TOTAL: 860 sq. ft. 80 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains & Solar Panels with 3.3Kwh Battery

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:

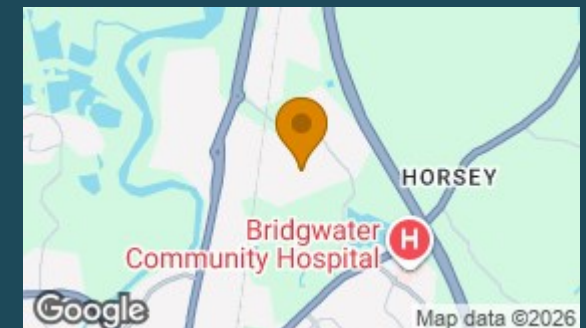
checker.ofcom.org.uk/en-gb/mobile-coverage

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



Contact
01278258005
office@josephcasson.co.uk
www.josephcasson.co.uk

Joseph Casson Estate Agency -
Bridgwater
1 Friarn Lawn
Bridgwater
Somerset
TA6 3LL



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