

Condell Close
Bridgwater
TA6 3TT




JOSEPH CASSON
the estate agency your home deserves





£220,000

- Semi-Detached Property
- Two Double Bedrooms (Previously Three)
 - One Shower Room
 - Lounge
 - Kitchen/Diner
 - Conservatory
- Enclosed Rear Garden
- Large Single Garage/Workshop
- Double Glazed & Gas Central Heating

Explore this charming semi-detached home tucked away in a cul-de-sac within the Cloisters development, within close proximity to 1610 Trinity Sports & Leisure Centre and Chilton Trinity School.

With easy access to the NDR, it offers two bedrooms upstairs (was previously a three-bedroom home), plus a lounge, kitchen/diner, and conservatory on the ground floor.

Enjoy a low-maintenance rear garden, plus a garage and driveway!

ACCOMMODATION

This gas centrally heated, double-glazed property briefly comprises: entrance hallway, lounge, kitchen/diner, and conservatory on the ground floor. Arranged on the first floor are two bedrooms and a shower room. Externally, there is a driveway leading to the garage/workshop (23'2" x 7'9"), additional parking on the shingles area, and an enclosed, low-maintenance rear garden.

LOCATION

This popular development is accessed off Western Way (NDR) and is ideally situated for access to both Bridgwater Town Centre and the M5. Chilton Trinity Secondary School & 1610 Sports Centre is a short distance away as are a number of other local amenities.

Bridgwater Town Centre 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

Estate/Management Charge: None

EPC Rating: C

Council Tax Band: B

UTILITIES

Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains

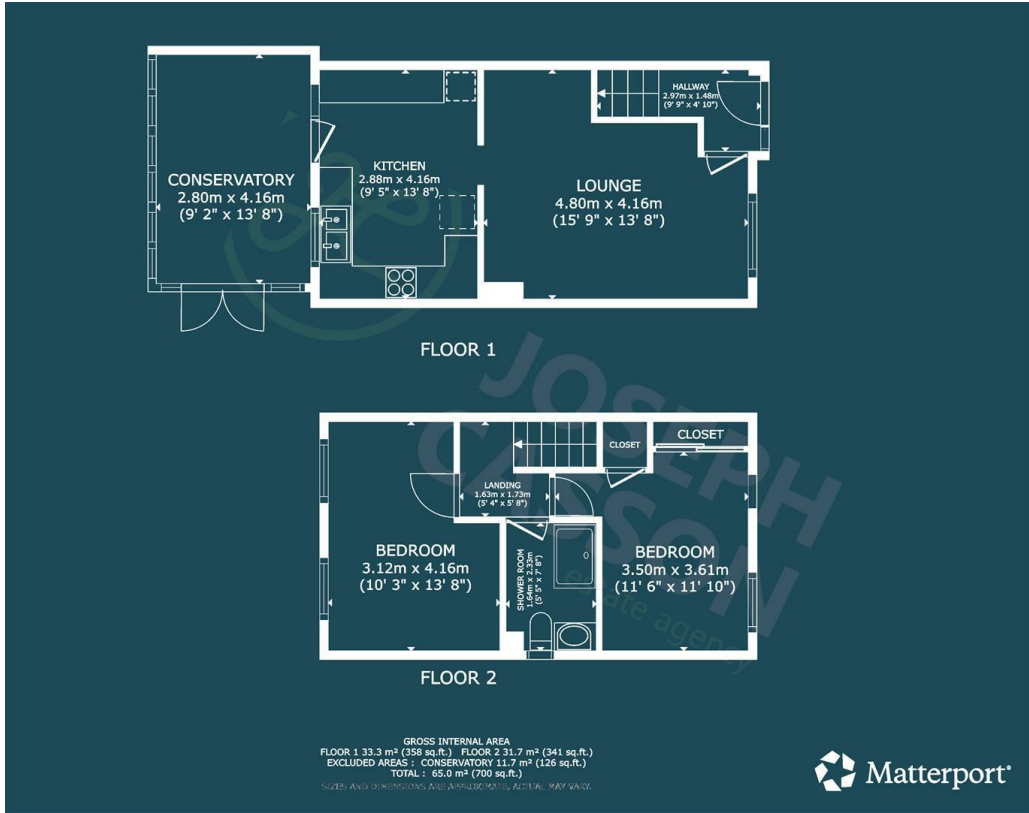
Mains Gas Supply: Yes

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:

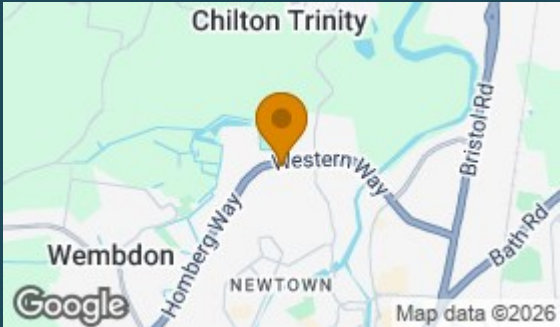
checker.ofcom.org.uk/en-gb/mobile-coverage

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

Council Tax Band

B

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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