

Vita Avenue
Bridgwater
TA6 4YY



JOSEPH CASSON

the estate agency your home deserves





£228,000

- Modern Terraced Property
- Recently Constructed by Persimmon Homes
- Three Bedrooms
- Primary Bedroom with En-Suite Shower Room & Family Bathroom
- Open-Plan Kitchen/Diner
- Lounge
- UPVC Double Glazing & Gas Central Heating
- Enclosed Rear Garden
- Parking For Two Vehicles



NO ONWARD CHAIN. Positioned within Persimmon's latest phase of Kingsdown, is this well presented, nearly new, three bedroom property, with the primary bedroom featuring an en-suite shower room, and finished to an exceptional standard throughout, with modern fixtures and fittings that complement the tasteful decor.

The property is situated on the edge of the popular Kings Down development, offering easy access to a range of local amenities, including shops, restaurants, and schools. Additionally, the location provides excellent transport links, with easy access to major road networks and public transport services.

ACCOMMODATION

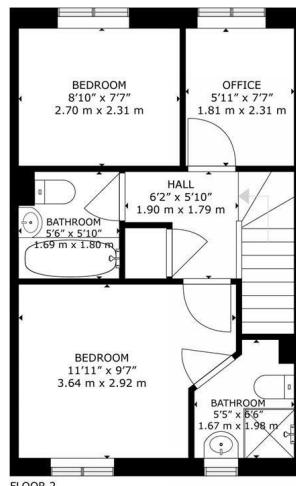
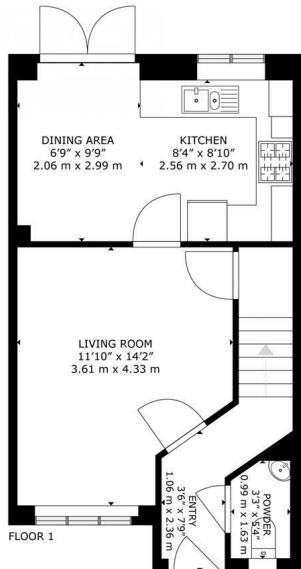
This UPVC double glazed, gas centrally heated accommodation briefly comprises: an entrance hallway, cloakroom, lounge, and kitchen/diner to the ground floor. Arranged on the first floor and accessed from the landing are three bedrooms (the primary bedroom with its own en-suite shower room) and a family bathroom. Externally, the property has two parking spaces directly outside the front of the property and benefits from a lawned rear garden with a patio area and rear access.

NB. There will be an annual service charge of £178 for the maintenance of the development and drainage.

LOCATION

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.





GROSS INTERNAL AREA
FLOOR 1: 387 sq.ft, 36 m², FLOOR 2: 355 sq.ft, 33 m²
TOTAL: 742 sq.ft, 69 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 **Matterport**

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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