

Eider Close  
Bridgwater  
TA6 6ZE



  
**JOSEPH CASSON**  
the estate agency your home deserves



EIDER CLOSE





£290,000

- Modern Detached Property
- Constructed by Persimmon Homes in 2020
  - Three Bedrooms
  - Two Bathrooms
  - Spacious Living Room
  - Open-Plan Kitchen/Diner
  - Cloakroom & Utility Room
    - Enclosed Rear Garden
  - Parking On Own Driveway
  - NHBC Buildmark Warranty

Explore this beautiful three-bedroom detached home in Quantock View, a modern Persimmon Homes development on the southern edge of Bridgwater.

With convenient access to the M5 and North Petherton, this 2020-built property boasts generous living spaces: a spacious lounge, open-plan kitchen/diner, utility room, and cloakroom.

Enjoy an enclosed, low-maintenance rear garden and driveway directly to the side of the property!

## ACCOMMODATION

This modern, double-glazed, gas centrally heated accommodation briefly comprises: entrance hallway, cloakroom, lounge, kitchen/diner, and utility room on the ground floor. Arranged on the first floor, accessed from the landing; three bedrooms, the primary bedroom with en-suite shower and family bathroom. Externally, there is an enclosed rear garden which has been landscaped and benefits from side access. There is parking on own driveway to the side of the property.

## LOCATION

Less than three miles Southwest of Bridgwater's town centre, Quantock View is a modern development of two, three, and four-bedroom homes on the edge of town.

Bridgwater has plenty to offer, including independent shops and high street stores, a state-of-the-art theatre, a good range of pubs and restaurants, an arts centre, two museums, a swimming pool, and a cinema. You'll also be just a short trip away from Taunton, the county town of Somerset, which has a large range of stores and amenities.

## ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: £274.18 per annum

EPC Rating: B

Council Tax Band: C

### 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](https://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:

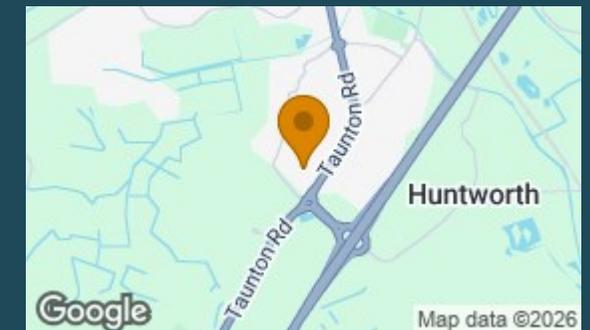
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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