

Holford Road
Bridgwater
TA6 7PE




JOSEPH CASSON
the estate agency your home deserves



**JOSEPH
CASSON**
estate agency



£350,000

- Extended Semi-Detached Bungalow
 - Four Bedrooms
 - One Bathroom
 - Lounge
 - Kitchen/Diner
 - Front & Rear Gardens
 - Garage & Driveway
- Gas Central Heating & Double Glazing
- No Onward Chain

NO ONWARD CHAIN. An extended semi-detached bungalow situated in the highly sought-after area of Durleigh. The accommodation comprises a lounge, kitchen/dining room, bathroom and three ground-floor bedrooms, together with a further bedroom on the first floor.

Externally, the property benefits from an attractive front garden, an enclosed rear garden, a driveway providing off-road parking, and a garage.

An early viewing is highly recommended to fully appreciate the space and potential this versatile home has to offer.

ACCOMMODATION

This double-glazed and gas centrally heated accommodation briefly comprises an entrance porch, hallway, lounge, kitchen/diner, three bedrooms and a bathroom on the ground floor, with a further bedroom accessed from the first-floor landing.

Outside, there is a lawned front garden, a driveway and garage to the side, and an enclosed rear garden.

LOCATION

Situated to the west of Bridgwater town centre, this sought-after residential area benefits from a range of local amenities, including a convenience store, post office and hairdresser. The location is particularly popular with families, as Haygrove School, located off Durleigh Road, is regarded as one of Bridgwater's leading secondary schools.

Bridgwater town centre is within easy reach and offers an extensive range of shopping, leisure and recreational facilities, together with excellent transport links via the M5 motorway and mainline railway station.

To the west lies the beautiful Quantock Hills, England's first Area of Outstanding Natural Beauty, offering a wealth of scenic walks and outdoor pursuits.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: No

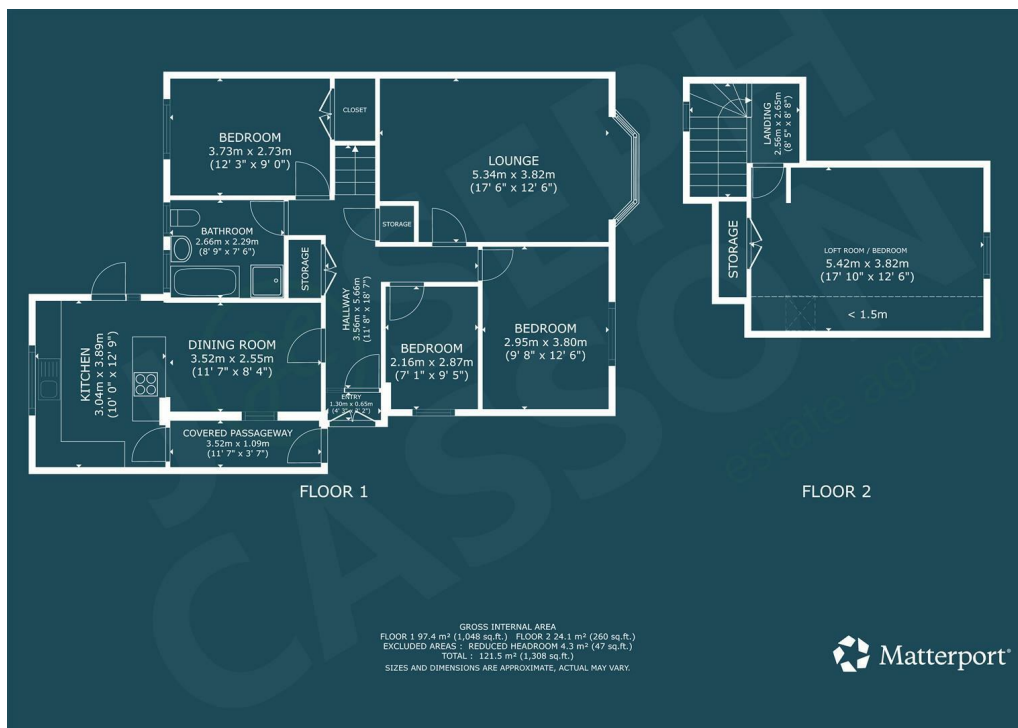
EPC Rating: E

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

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:

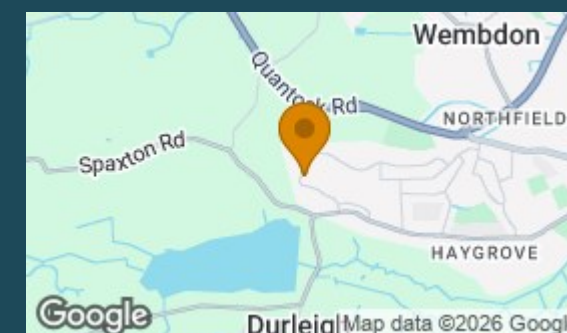
checker.ofcom.org.uk/en-gb/mobile-coverage

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



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

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



JOSEPH CASSON

the estate agency your home deserves