

Carlton Drive
Bridgwater
TA6 3TL




JOSEPH CASSON
the estate agency your home deserves





£290,000



Discover this impressive, extended detached family home, positioned at the entrance to the Cloisters development and conveniently located near the NDR, the 1610 Trinity Sports & Leisure Centre, and Chilton Trinity School.

The ground floor has been extended to create a spacious open-plan kitchen/dining/living room, while still offering a separate lounge. Upstairs features three bedrooms and a bathroom. Outside, the property includes a driveway, an integral garage, and an enclosed rear garden.

ACCOMMODATION

This double-glazed and gas centrally heated home briefly comprises an entrance porch, a lounge, and an extended open-plan kitchen/dining/living room on the ground floor. Upstairs, there are three bedrooms and a family bathroom.

Outside, the property benefits from driveway parking, an integral garage, and an enclosed rear garden with both seating and lawned areas.

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: TBC

Council Tax Band: C

UTILITIES

Water supply: Mains

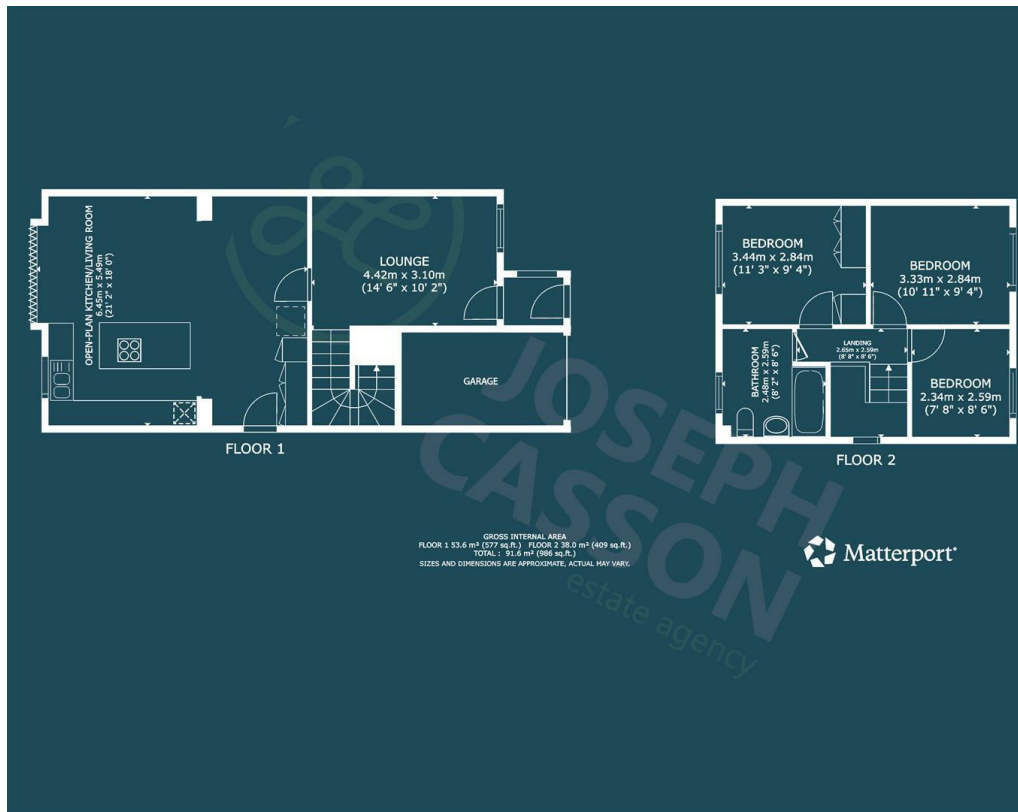
Sewerage: Mains

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:

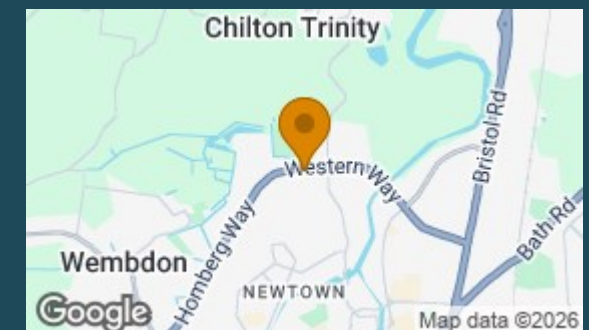
checker.ofcom.org.uk/en-gb/mobile-coverage

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



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