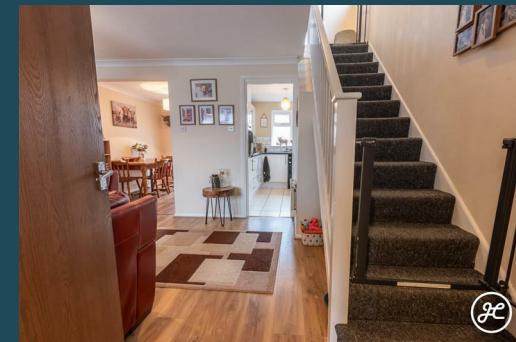


Charnwood Close
Bridgwater
TA6 3TP



JOSEPH CASSON

the estate agency your home deserves





£245,000

- Semi-Detached Property
- Three Bedrooms
- One Bathroom
- Lounge/Diner
- Kitchen
- Conservatory
- Garage & Driveway
- Enclosed Rear Garden
- Lawned Front Garden



Discover this delightful semi-detached home nestled in a cul-de-sac within the Cloisters development. Conveniently near the NDR and local amenities like the 1610 Trinity Sports & Leisure Centre and Chilton Trinity School, this charming semi-detached house features three bedrooms upstairs, along with a lounge/diner, kitchen, conservatory, and cloakroom on the ground floor.

Enjoy front and rear lawned gardens, plus a garage and driveway!

ACCOMMODATION

This gas centrally heated, double-glazed property briefly comprises: entrance hallway, cloakroom, lounge, dining room, kitchen, and conservatory to the ground floor. Arranged on the first floor are three bedrooms and a bathroom. Externally, there is a driveway leading to the garage, a lawned front garden, and an enclosed rear garden with paved 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: D

Council Tax Band: B

UTILITIES

Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains

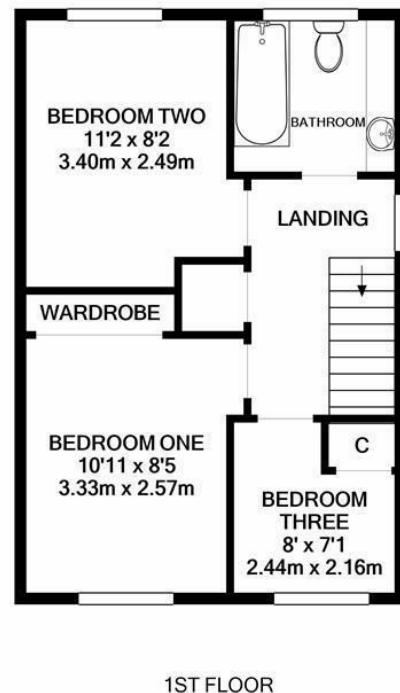
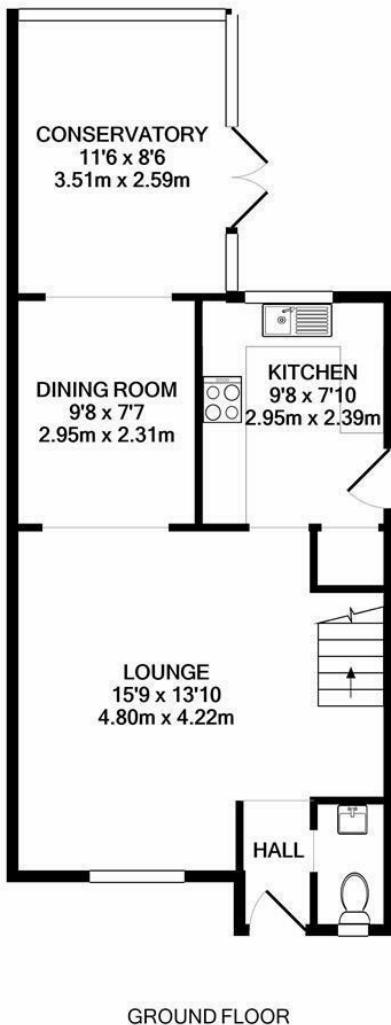
Mains Gas Supply: Yes

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:

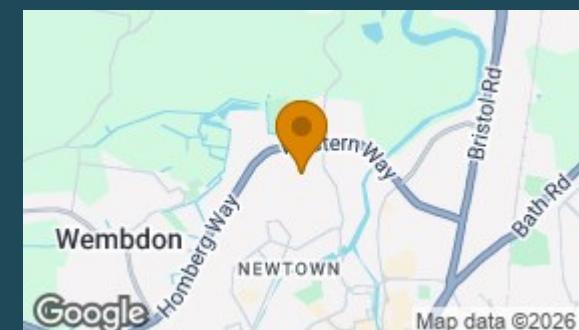
checker.ofcom.org.uk/en-gb/mobile-coverage

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

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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



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