

Moravia Close
Bridgwater
TA6 3SW



JOSEPH CASSON

the estate agency your home deserves





£265,000

- Modern Detached Property
- Three Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Fitted Kitchen
- Garage & Driveway (To Rear of Property)
- Enclosed Rear Garden
- Double Glazed & Gas Central Heating
- No Onward Drive



NO ONWARD CHAIN. Discover this well-presented detached home nestled in a cul-de-sac within easy reach of a wide range of amenities.

Featuring three bedrooms (including an en-suite), two inviting reception rooms, and ample parking with a garage.

Conveniently located near excellent transport links and local amenities such as Wembdon Primary School, Chilton Trinity Secondary School, 1610 Sports Centre, Wembdon park/sports ground and The Green (cricket pavilion, cafe, nursery & village hall).

ACCOMMODATION

This modern double-glazed, gas-heated home features an entrance hallway, lounge, dining room, kitchen, and cloakroom on the ground floor. Upstairs are three bedrooms—one with an en-suite—and a family bathroom. Outside boasts parking on own driveway, a garage, and an enclosed rear garden.

LOCATION

This sought-after development is accessed off Western Way (NDR) and is very popular with families. It 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:

Council Tax Band: C

UTILITIES

Water supply: Mains

Sewerage: Mains

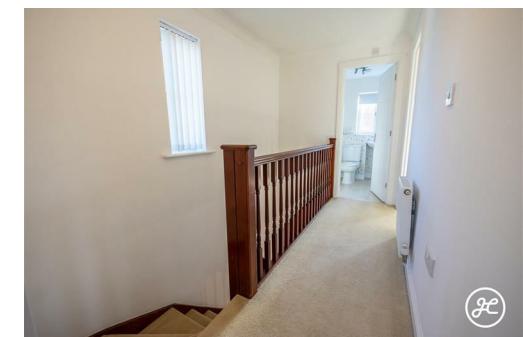
Electricity Supply: Mains

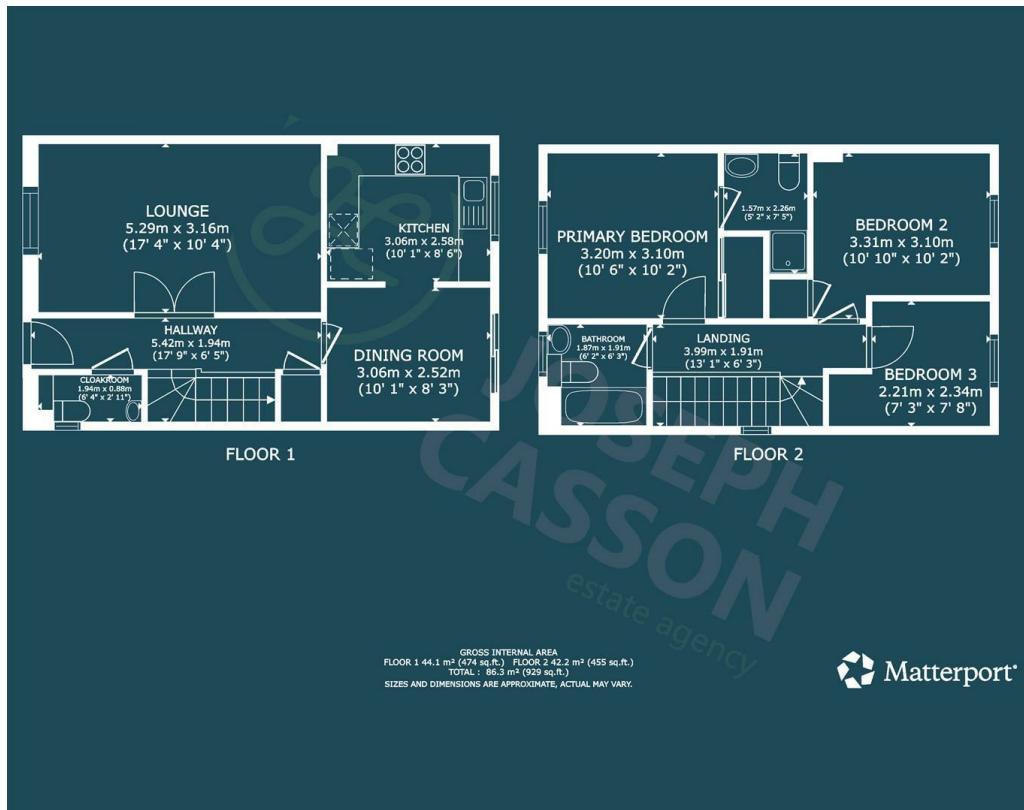
Mains Gas Supply: Yes

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:

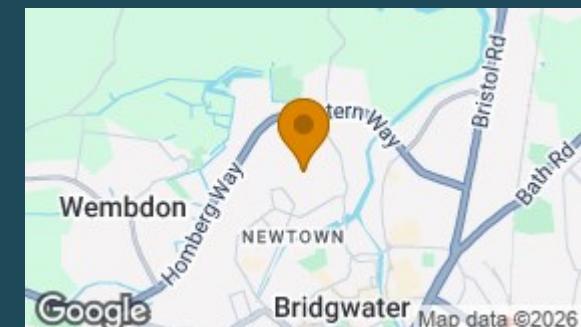
checker.ofcom.org.uk/en-gb/mobile-coverage

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



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