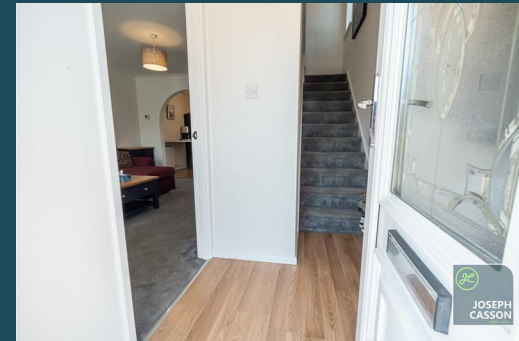


Sovereign Road
Bridgwater
TA6 4ES




JOSEPH CASSON
the estate agency your home deserves





£265,000

- Extended Semi-Detached Property
 - Three Bedrooms
 - One Bathroom
 - Lounge
- Kitchen/Breakfast Room
 - Dining Room
 - Cloakroom
- Garage & Driveway
- Enclosed Rear Garden
- Gas Central Heating & Double Glazing

A well-presented and extended three-bedroom semi-detached home, situated within the popular Bower development on the eastern side of Bridgwater. The property benefits from a garage, driveway parking and an enclosed rear garden.

ACCOMMODATION

This double-glazed and gas-centrally heated accommodation briefly comprises an entrance hallway, lounge, kitchen/breakfast room, dining room, and cloakroom on the ground floor. To the first floor are three bedrooms and a bathroom.

Externally, the property benefits from a driveway providing off-road parking, a garage, and an enclosed rear garden extending behind the garage, offering a good degree of privacy and outdoor space.

LOCATION

Bower is a popular residential development on the eastern edge of Bridgwater, offering a range of local amenities including a Tesco Express, The Bower Inn and Bridgwater Community Hospital. The area also provides excellent access to Bridgwater town centre, the A39, and M5 motorway.

Bridgwater itself offers a wide range of shopping, leisure, and educational facilities, together with a mainline railway station and excellent commuter links. The stunning Quantock Hills, an Area of Outstanding Natural Beauty, are located a short distance to the west.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: None

EPC Rating: C

Council Tax Band: B

UTILITIES

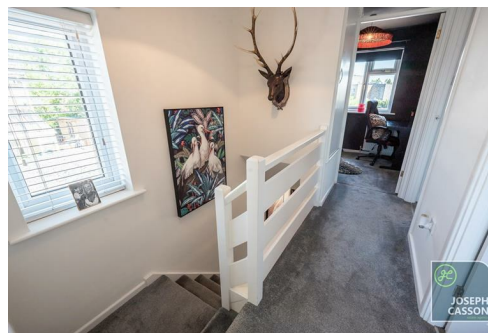
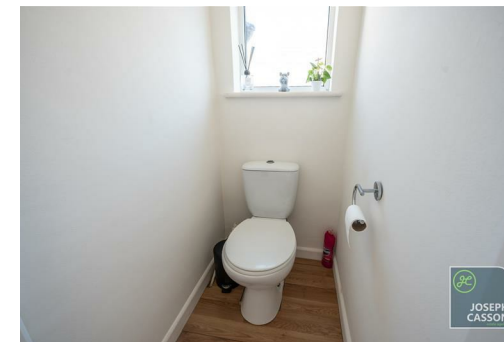
Water supply: Mains

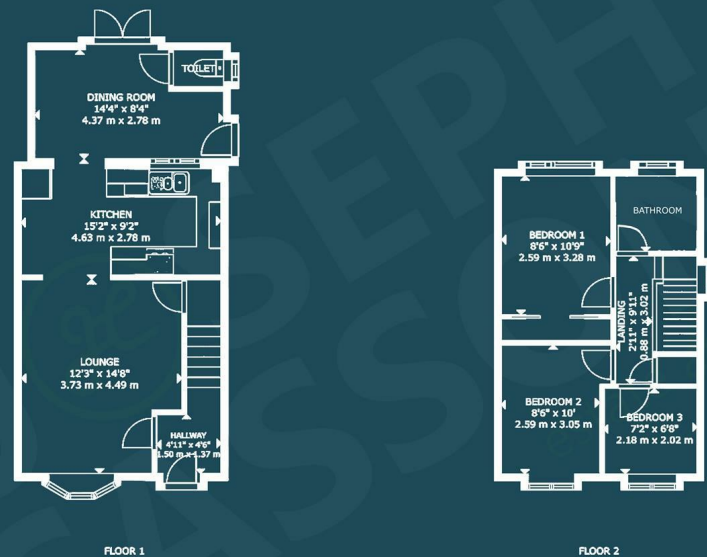
Sewerage: Mains

Electricity Supply: Mains

Mains Gas Supply: Yes

Central Heating: Yes - Gas





GROSS INTERNAL AREA
FLOOR 1: 486 sq ft, 45.13 m², FLOOR 2: 351 sq ft, 32.57 m²
TOTAL: 837 sq ft, 77.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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:

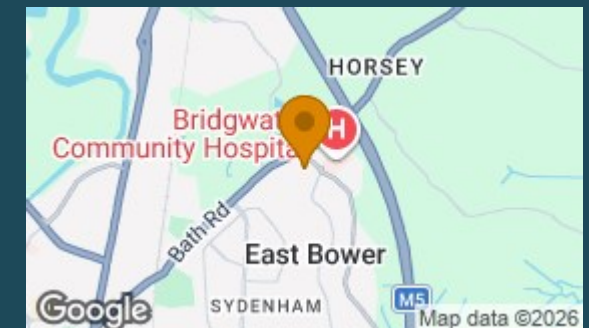
checker.ofcom.org.uk/en-gb/mobile-coverage

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
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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