



Ruby Drive

Bridgwater

£260,000

Ref: 34559815

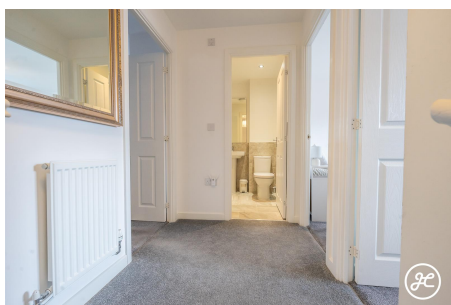
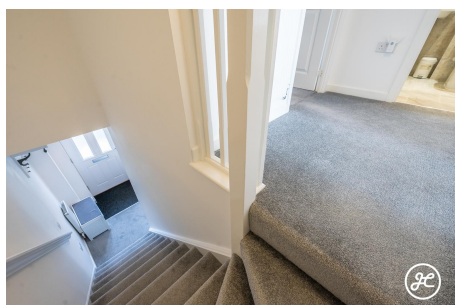
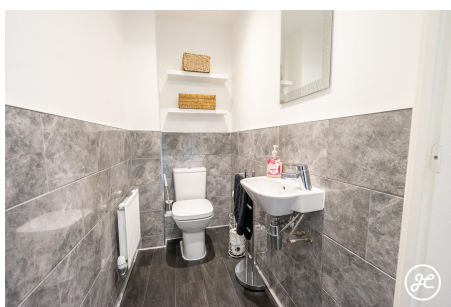
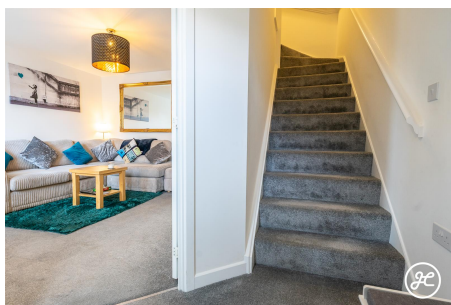
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**JOSEPH
 CASSON**
 estate agency

Gallery



Property Description

Location: Bridgwater

Welcome to this superbly presented semi-detached home, built in 2018 and tucked away in a peaceful close within the sought-after Kings Down development on the outskirts of Bridgwater. The property also benefits from PV solar panels with a Growatt battery, offering excellent energy efficiency.

Upstairs, you'll find three bedrooms, including a primary bedroom with an en-suite, along with a modern family bathroom. The ground floor features a spacious lounge, a convenient cloakroom, and an open-plan kitchen/diner. Outside, the home enjoys its own driveway, a garage, and a south-facing rear garden.

ACCOMMODATION - This well-presented home features UPVC double glazing, gas central heating, and PV solar panels, offering both comfort and energy efficiency. The ground floor comprises an inviting entrance hallway, a cloakroom, a spacious lounge, and a modern kitchen/dining room ideal for everyday living and entertaining.

Upstairs, a generous landing leads to three bedrooms, including a primary bedroom with en-suite shower room, along with a contemporary family bathroom.

Externally, the property benefits from parking on own driveway, a garage, and an enclosed south-facing rear garden complete with a paved patio, artificial lawn, and convenient side access.

LOCATION - Positioned just north of Bridgwater, Kings Down is located 37 miles south of Bristol and is within easy reach of the M5 motorway.- The development is also home to Willowdown Primary Academy and is close to a number of local amenities.-

Bridgwater Town Centre is a few minutes by car and offers a wide range of shopping and leisure facilities both within the centre and the surrounding area.- A short distance to the West is the Quantock Hills, an Area of Outstanding Natural Beauty.

ADDITIONAL INFORMATION - Tenure: Freehold

Estate/Management Charge: £200 per annum (awaiting written confirmation)

EPC Rating: B

Council Tax Band: C

UTILITIES

Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains & Solar Panels with 3.3Kwh Battery

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

Additional Info

For Sale	Beds: 3	Baths: 2
Type: House	Floor Area : 850 sqft	Modern Semi-Detached Property
Constructed in 2018	Three Bedrooms	Two Bathrooms
Lounge	Kitchen/Diner	Cloakroom
Garage & Driveway	South-Facing Rear Garden	PV Solar Panels & 3
3Kwh Battery	Open-Plan Kitchens	

FloorPlans

