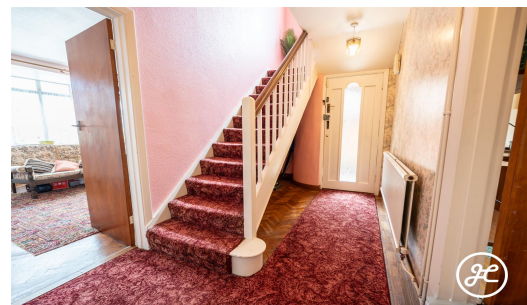




Haygrove Road

Bridgwater

£335,000

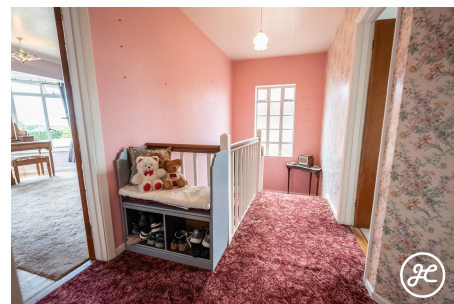
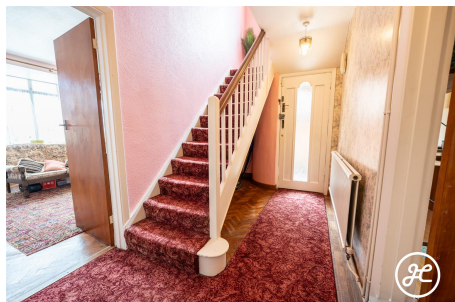
Ref: 34760013

Bridgwater
Telephone: 01278 258005
Email: office@josephcasson.co.uk
 1 Friar Lawn, Bridgwater, Somerset, TA6
 2LU

Taunton
Telephone: 01823 740051
Email: taunton@josephcasson.co.uk
 Collar Factory, St Augustine Street, Taunton,
 Somerset, TA1 1QN



Gallery



Bridgwater
Telephone: 01278 258005
Email: office@josephcasson.co.uk
 1 Friarn Lawn, Bridgwater, Somerset, TA6
 2LL

Taunton
Telephone: 01823 740051
Email: taunton@josephcasson.co.uk
 Collar Factory, St Augustine Street, Taunton,
 Somerset, TA1 1ON



Property Description

Location: Bridgwater

Situated in an elevated position within a highly sought-after residential area on the western side of Bridgwater, this substantial three-bedroom detached property offers excellent potential for modernisation and improvement.

Ideally located close to St Mary's Church of England Primary School and Haygrove Comprehensive School, the well-proportioned accommodation comprises an entrance hallway, two reception rooms, and a kitchen to the ground floor. Upstairs, there are three good-sized bedrooms and a family bathroom accessed from the landing.

Externally, the property benefits from a driveway providing off-road parking, a garage, and a front garden. To the rear is a generously sized garden measuring approximately 70' (21m) in length, which has been meticulously maintained over the years.

ACCOMMODATION - This gas centrally heated accommodation briefly comprises: entrance hallway, two reception rooms, and a kitchen with pantry to the ground floor. Accessed from the first-floor landing are three bedrooms and a bathroom. Outside, there is a front garden, driveway, garage, and an impressive enclosed rear garden which is approximately 70' (21m) in length.

LOCATION - Positioned with favoured and mature development on the West outskirts of Bridgwater, close to Haygrove Comprehensive School and St. Mary's Primary School, Durleigh is ideally positioned for access to Bridgwater's town centre and the Quantock Hills.- Bridgwater 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 Quantocks Hills, an Area of Outstanding Natural Beauty.

ADDITIONAL INFORMATION - Tenure: Freehold

Estate/Management Charge: No

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

PLANNING PERMISSION - DURLEIGH GARDENS

An additional phase of the Durleigh Gardens development is currently under construction (at the end of Haygrove Road), which may cause some disruption in the immediate area due to delivery traffic.

Please note that deliveries are restricted to the hours of 09:00 to 15:00.

Additional Info

For Sale	Beds: 3	Baths: 1
Type: House	Floor Area : 1151 sqft	Spacious Detached Period Property
Three Bedrooms	One Bathroom	Two Reception Rooms
Kitchen with Pantry	Front Garden	Garage & Driveway
Impressive Rear Garden Approx	70' (21m) in Length	Sought-After Location
Modernisation Required	Character Features	

FloorPlans

