

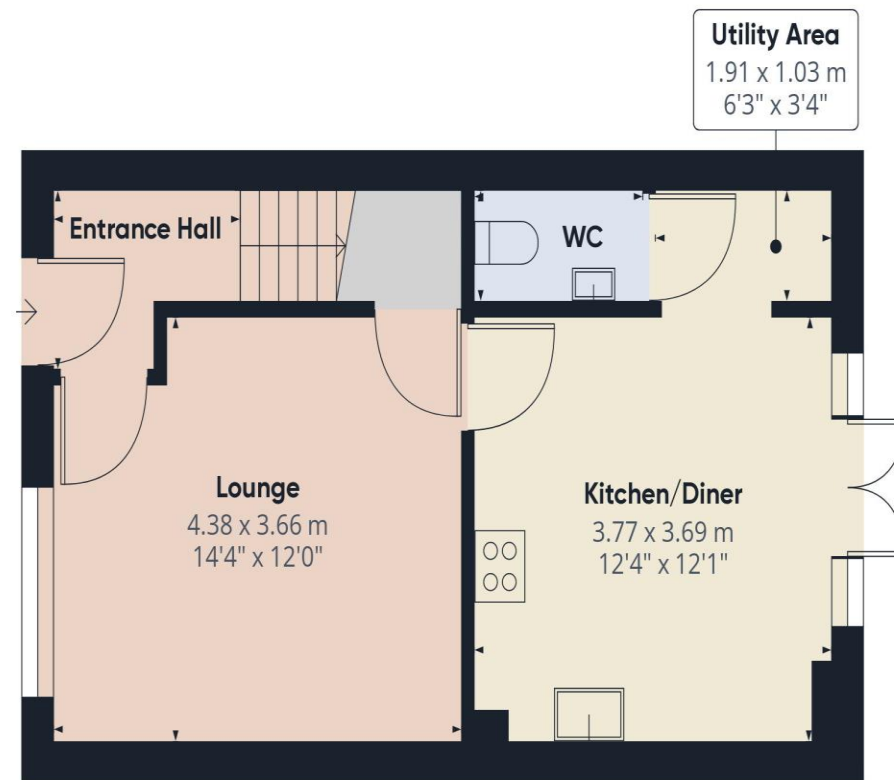


1 Cassia Close, Bridgwater, TA5 2RN

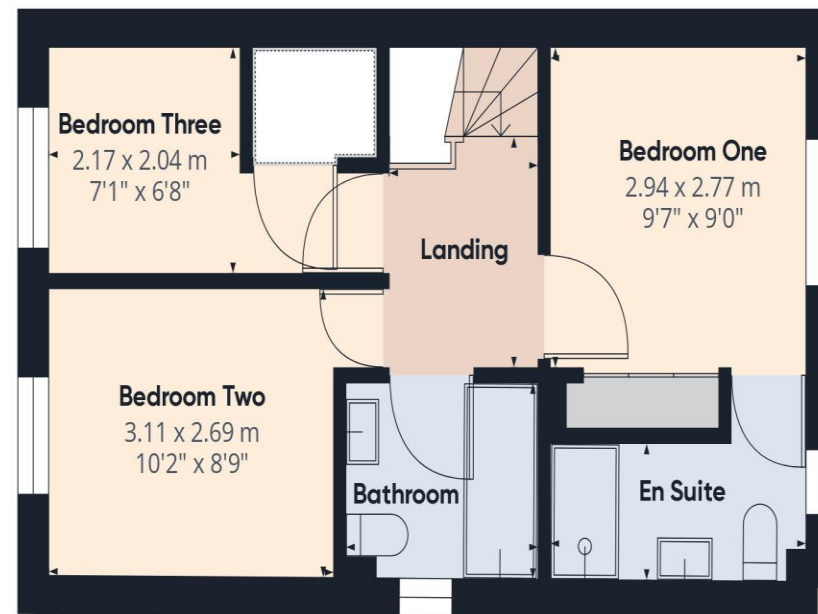
£264,995 - Freehold

Three Bedrooms | Cloakroom, Family Bathroom & En Suite | Front Aspect Lounge | Well Proportioned Kitchen/Diner Overlooking Rear Garden | Small/Useful Utility Area | Garage & Parking For Two Cars | Quiet Close | Edge Of Development Position | Local Amenities & Easy Access To M5 | Council Tax Band: C & EPC Rating: B





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

74.13 m<sup>2</sup>

797.94 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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## THE PROPERTY

This is very smart modern home in a quiet close.

Situated at the beginning of Wilstock Village, the property benefits from having a sunny rear garden and garage, plus parking for two cars.

Internally the property has a front aspect lounge which is of good proportions and a kitchen/diner to the rear.

The kitchen is open to a small utility area, complete with extra work surface space. The ground floor WC completes the ground floor accommodation.

The kitchen/diner is a lovely bright room with French doors and almost full length windows overlooking the attractive rear garden, which is laid to areas of patio, artificial lawn and decking. There is a useful side gate for quick access to the garage, which sits beyond the rear boundary.

To the first floor are the three bedrooms, en suite and main family bathroom.

This is a lovely home, full of natural light and positioned in a quiet close, with amenities on neighbouring Stockmoor Village and with easy access to the M5.

### IMPORTANT

Lees & Waters, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise. VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

If the property is leasehold full details and terms of the lease should be sought via your legal representative.

Please also note that some or all of the photographs used to market this property may have been taken with a wide angle lens, solely for the purpose of showing the property to its best advantage.

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.