



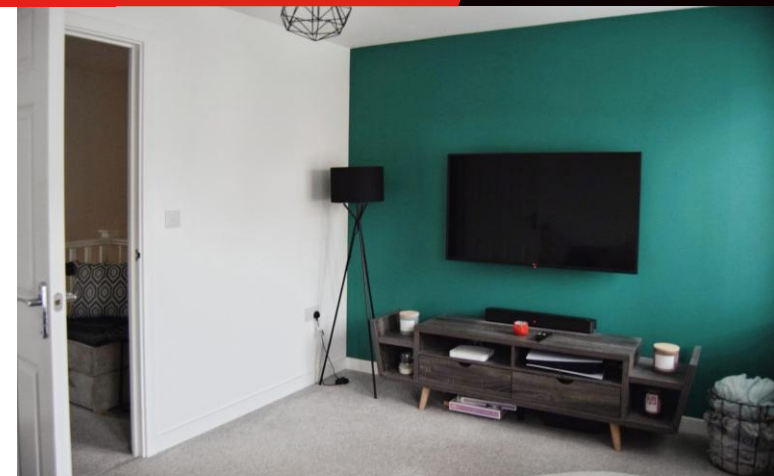
5 Brimley Grove  
Bridgwater, Somerset, TA6 4WW

**Brightest**move



# Brightest move

£265,000



Brightestmove are enthused to bring to the market this attractive modern three-storey townhouse which offers spacious and versatile family accommodation and is presented for sale in excellent condition throughout.

Built approximately within the last six years, the property forms part of the highly regarded Kingsdown Development, situated to the north of Bridgwater's town centre and conveniently positioned for easy access to Junction 23 of the M5.

The well-planned accommodation is arranged over three floors. The ground floor comprises a welcoming entrance hall, a generous kitchen/dining room with double doors opening onto the rear garden, a study or fourth bedroom, and a cloakroom.

On the first floor, a landing with space for seating provides access to a bright sitting room featuring a Juliet balcony, along with the main bedroom, which benefits from an en-suite shower room. Stairs lead to the second floor, where a further landing gives access to two additional double bedrooms and a family bathroom.



Bridgwater is an emerging town situated in the heart of the borough of Sedgemoor and within 11 miles of Taunton and 38 miles of Bristol. The town which is famed for its annual carnival is a thriving place with many new jobs being created in recent years.

SERVICES: Mains gas, electricity, water and drainage      HEATING: Gas Central Heating

TENURE: Freehold

COUNCIL TAX BAND: C





**Living Room** 13' 00" x 9' 02" (3.96m x 2.79m)

**Kitchen/Diner** 12' 11" x 12' 09" (3.94m x 3.89m)

**Bedroom One** 13' 06" x 9' 06 MAX" (4.11m x 2.9m)

**Bedroom Two** 12' 11" x 9' 08" (3.94m x 2.95m)

**Bedroom Three** 13' 00" x 10' 01" (3.96m x 3.07m)

**Study** 9' 09" x 8' 10" (2.97m x 2.69m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 95 A      |
| 81-91 | B             | 84 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. CMH Southwest limited trading as Brightest Move and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of CMH Southwest limited trading as Brightest Move or the vendors. CMH Southwest limited trading as Brightest Move has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

28 High Street, Bridgwater, Somerset TA6 3BJ

Tel: 01278 420444

bridgwater@brightestmove.co.uk

www.brightestmove.co.uk

**Brightest move**