



5 Brimley Grove
Bridgwater, Somerset, TA6 4WW

Brightestmove

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		

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