

Angelica Drive  
Wilstock Village  
Bridgwater  
TA5 2GL



  
**JOSEPH CASSON**  
the estate agency your home deserves









£220,000

- Modern Mid-Terraced Property
  - Three Bedrooms
- Bedroom One with Juliet Balcony & En-Suite Shower Room
  - Spacious Lounge
- Open-Plan Kitchen/Diner
  - Downstairs Cloakroom
  - Enclosed Rear Garden
    - Garage & Driveway
    - EPC Rating: C

NO ONWARD CHAIN. Joseph Casson Estate Agency are delighted to present this superb, three bedroom (en-suite shower room) mid-terraced property positioned in the popular Wilstock Village development. EPC RATING: C.

Constructed by Barratt Homes in 2014, this spacious home benefits from an enclosed rear garden, garage and driveway.

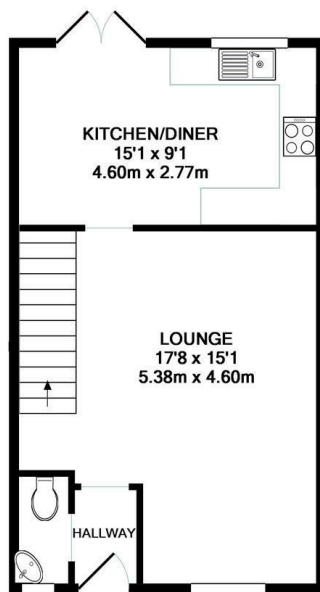
## ACCOMMODATION

This double glazed, gas centrally heated accommodation briefly comprises: entrance hallway, cloakroom, spacious lounge and kitchen/diner to the ground floor. Accessed off the first floor landing are three bedrooms, the largest with en-suite shower room, and family bathroom. Externally, there is an enclosed rear garden with side pathway, garage and parking on own driveway.

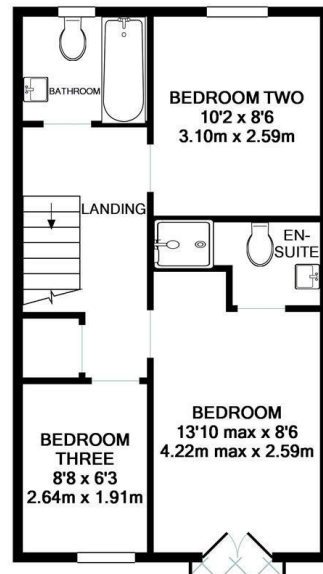
## LOCATION

Wilstock Village is a stunning new development of family homes situated at the foot of Quantock Hills with excellent transport links to the M5 and A38, and on the edge of the town of North Petherton. North Petherton offers a range of shops and facilities with the bustling town of Bridgwater just a mile away which is home to an abundance of amenities comprising of a varied mix of local individual shops alongside high street stores.





GROUND FLOOR



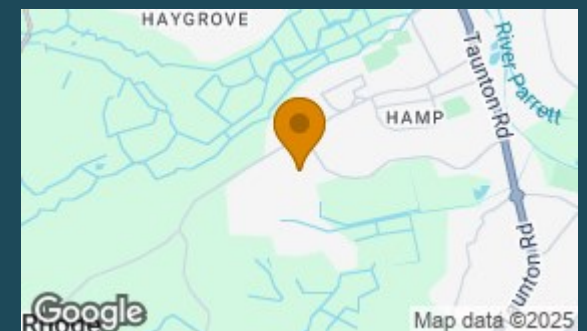
1ST FLOOR

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## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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