

Orion Drive
Wembdon
Bridgwater
TA6 7BF



JOSEPH CASSON
the estate agency your home deserves





£260,000

- Modern End Terraced Property
- Constructed By Taylor Wimpey Homes in 2014
 - South Facing Rear Garden
 - Three Bedrooms
- Master with En-Suite Shower Room
 - Separate Lounge
- Fitted Kitchen/Dining Room
 - Downstairs Cloakroom
 - Enclosed Rear Garden
- Attached Garage & Driveway

Joseph Casson Estate Agency are delighted to offer this attractive modern three bedroom (master en-suite) end terraced property located within a small development, close to both Wembdon Village and Bridgwater Town centres. EPC RATING: B82

A viewing is highly recommended.

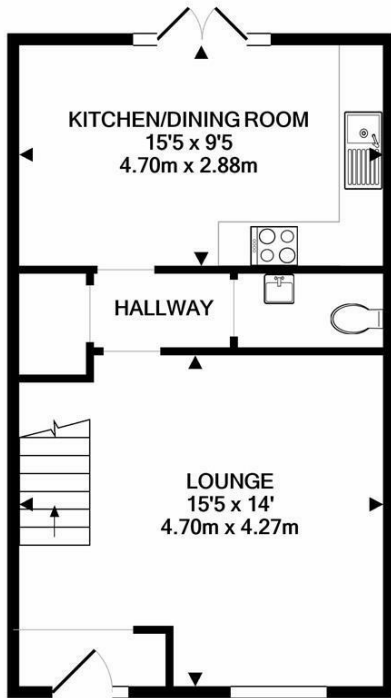
ACCOMMODATION

This thoughtfully designed, double glazed & gas centrally heated accommodation briefly comprises: Lounge, inner hall, cloakroom and kitchen/dining room to the ground floor. Arranged and accessed from the spacious first floor landing are three bedrooms, master with en-suite shower room and a family bathroom. Externally, there is an enclosed south facing rear garden which is predominately lawned and extends behind the garages. There is parking on own driveway for one vehicle and garage located directly to side of the property.

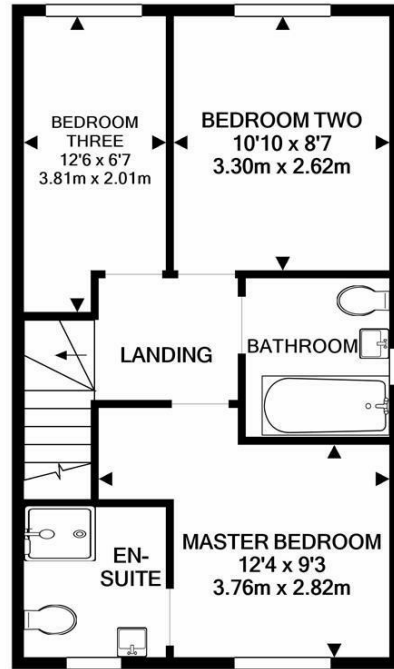
LOCATION

Positioned within a small development, just off the NDR, midway between the heart of Wembdon Village and Bridgwater's Town Centre. Within Wembdon, there is a local primary school, village shop (& post office), the historic St. George's Church, The Cottage public house, children's playground, garage, cricket & football pitches and The Green, a multi-purpose building; cricket pavilion, nursery & village hall. 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.





GROUND FLOOR



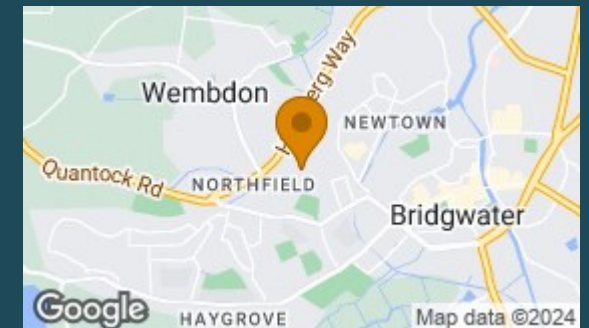
1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Council Tax Band

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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