

Cotton Patch Walk  
Bridgwater  
TA6 6GS



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









£235,000

- Modern Semi-Detached Property
  - Constructed in 2011
    - Three Bedrooms
    - Two Bathrooms
  - Spacious Lounge
    - Kitchen/Diner
- Downstairs Cloakroom (WC)
  - West Facing Rear Garden
- Attached Garage & Driveway



Situated in the desirable Stockmoor Village, this modern three-bedroom semi-detached residence is conveniently located near several local amenities, including Somerset Bridge Primary School.

With an attached garage and driveway, it offers practicality for everyday living.

## ACCOMODATION

This modern, double-glazed, gas centrally heated accommodation briefly comprises: an entrance hallway, cloakroom, lounge, and kitchen/diner to the ground floor. Arranged on the first floor, accessed from the landing; three bedrooms, the master with en-suite shower and family bathroom. Externally, there is parking and a garage directly to the side of the property and an enclosed west-facing rear garden with access to the garage.

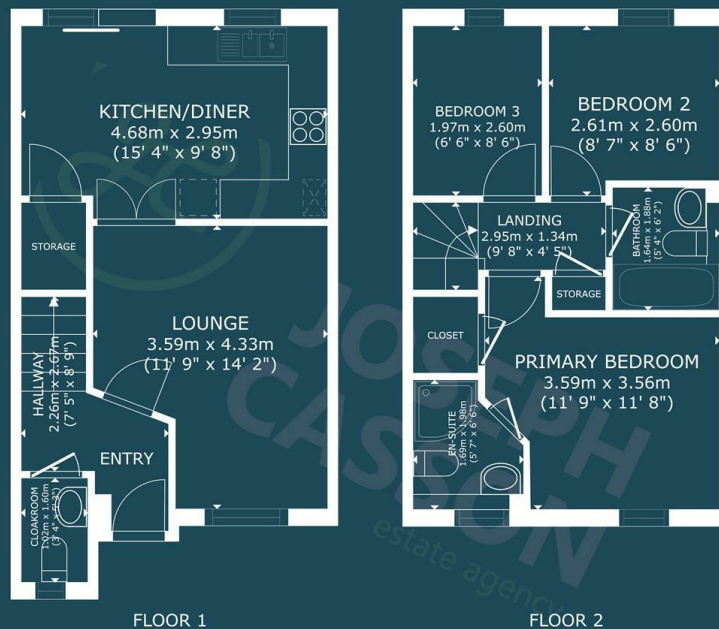
## LOCATION

Stockmoor Village is a sought-after modern community of family homes on the outskirts of Bridgwater, featuring excellent transport links to the M5 and A38.

Close to North Petherton, it includes a few shops and eateries, while the vibrant town of Bridgwater, just one mile away, offers a diverse range of local businesses and high street retailers.





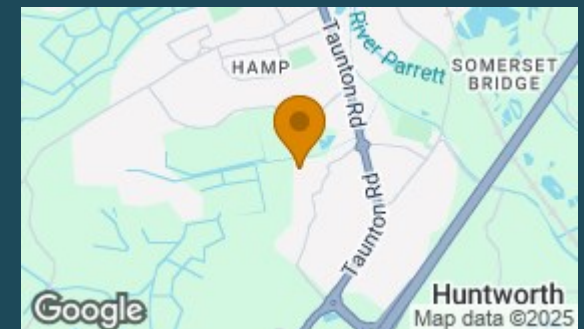


GROSS INTERNAL AREA  
FLOOR 1 36.2 m<sup>2</sup> (389 sq.ft.) FLOOR 2 34.6 m<sup>2</sup> (373 sq.ft.)  
TOTAL : 70.8 m<sup>2</sup> (762 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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