

Dahlia Close
Wilstock Village
Bridgwater
TA5 2SN




JOSEPH CASSON
the estate agency your home deserves





£275,000

- Spacious Semi-Detached Property
 - Three Bedrooms
 - Two Bathrooms
 - Lounge
 - Kitchen/Diner
 - Utility & Cloakroom
- Enclosed Rear Garden
 - Driveway
- EPC RATING: B

Nestled at the edge of vibrant Wilstock Village, this spacious three-bedroom semi-detached home by Bloor Homes awaits you.

Built in 2023, it features a master en-suite and boasts excellent transport links to the M5, Taunton, and Bridgwater. Enjoy an impressively sized rear garden and parking for two cars on the driveway!

ACCOMMODATION

This double-glazed and gas centrally heated accommodation briefly comprises: entrance hallway, lounge, kitchen/diner, utility area and cloakroom to the ground floor. Upstairs there is a bathroom with a separate shower, and three bedrooms, the principal bedroom with en-suite shower room. Outside there is a generously sized rear garden, and parking for two vehicles on own driveway.

LOCATION

Wilstock Village is a stunning development of family homes situated at the foot of Quantock Hills that has retained an area of nearby nature walks 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.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge:

EPC Rating:

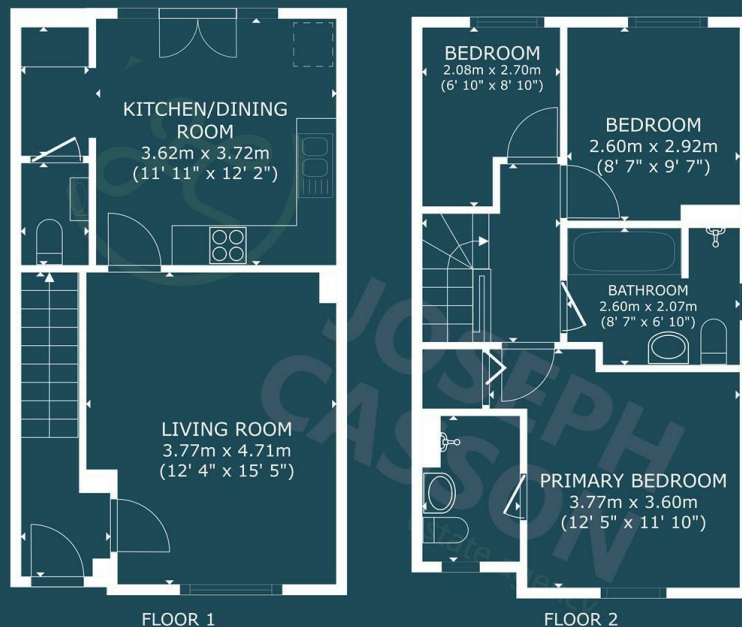
Council Tax Band:

UTILITIES

Water supply: Mains

Sewerage: Mains





GROSS INTERNAL AREA
FLOOR 1 40.2 m² (432 sq.ft.) FLOOR 2 39.8 m² (428 sq.ft.)
TOTAL : 80.0 m² (861 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Electricity Supply: Mains
Mains Gas Supply: Yes
Central Heating: Yes - Gas

FLOODING

No Flooding in the last 5 years. Flood Information: flood-map-for-planning.service.gov.uk/location

BROADBAND & MOBILE COVERAGE

For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

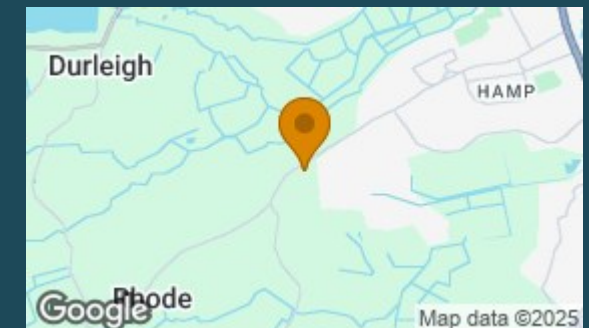
checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

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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