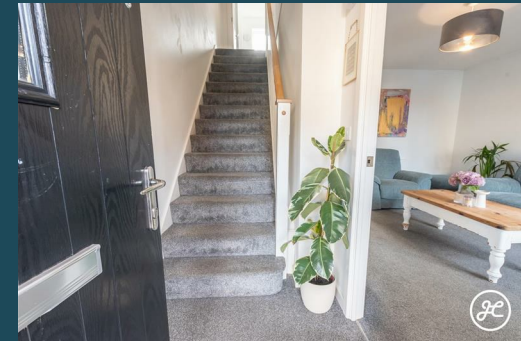


Campion Way
Bridgwater
TA5 2FB




JOSEPH CASSON
the estate agency your home deserves





£280,000

- Modern Semi-Detached Townhouse
- Constructed in 2019 by Bloor Homes
- Three Generously Sized Bedrooms
- Primary Bedroom Occupying The Top Floor with En-Suite Shower Room, Wardrobes & Dressing Room
- First Floor Bathroom
- Lounge
- Kitchen/Diner
- Cloakroom & Utility Area
- Garage & Double Width Driveway
- EPC Rating: B

Discover this impressive semi-detached home, positioned in the sought-after Wilstock Village, complete with a garage and driveway.

Ideally located between Bridgwater and North Petherton, it offers easy access to the M5 for commuters.

Designed with families in mind, the house offers ample living space and a layout that prioritizes comfort. Its contemporary design and prime location make it a highly desirable option for those seeking a stylish and modern home.

ACCOMMODATION

This three storey property briefly comprises: entrance hallway, lounge, kitchen/diner, utility room and cloakroom to the ground floor. Arranged on the first floor and accessed from the landing are two double bedrooms and a bathroom with separate shower enclosure. On the top floor is the impressive primary bedroom with en-suite shower room & dressing room. Externally, there is a lawned rear garden with patio area, garage, parking for two vehicles side by side.

LOCATION

Wilstock Village is a stunning modern 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.

NB. A community centre is due to be constructed on the land further up Campion Way.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: £320 per annum

EPC Rating: B

Council Tax Band: C

UTILITIES

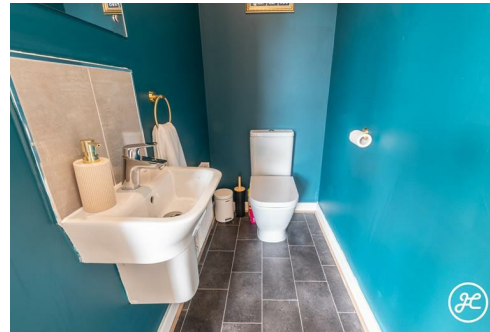
Water Supply: Mains

Sewerage: Mains

Electricity Supply: Mains

Gas Supply: Mains

Central Heating: Mains - Gas





FLOODING

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

BROADBAND & MOBILE COVERAGE

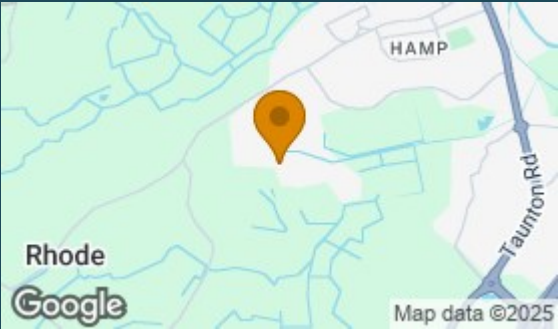
For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

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



Joseph Casson Estate Agency -
Bridgwater
1 Friarn Lawn
Bridgwater
Somerset
TA6 3LL



Contact
01278258005
office@josephcasson.co.uk
www.josephcasson.co.uk



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