

Wilstock Farm
Rhode
Bridgwater
TA5 2AA




JOSEPH CASSON
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£350,000

- Refurbished Semi-Detached Property
- Set Within An Exclusive Development
 - Three Double Bedrooms
- Primary Bedroom with En-Suite Shower Room & Fitted Wardrobes
 - First Floor Family Bathroom
- Entrance Hallway With Fitted Storage
- Impressive Lounge/Dining Room (Wood Burner Available Under Separate Negotiation)
- Bespoke Kitchen & Utility Room (Newly Installed Aga Available Under Separate Negotiation)
 - Ground Floor Cloakroom
- Enclosed Garden To Front Aspect & Parking For Three Vehicles

Set within the exclusive 'Willstock Farm Estate' and accessed via a long sweeping driveway through picturesque countryside, is this superb semi-detached property offering an impressive lounge/dining room, bespoke fitted kitchen, entrance hallway with fitted storage, utility room and cloakroom to the ground floor, with a turning staircase rising the first floor landing which provides access to three double bedrooms, en-suite shower room and family bathroom arranged to the first floor.

Enjoying rural views across the surrounding countryside, this spacious property has recently been refurbished to a high standard and offers the perfect combination of countryside living whilst also being within easy reach of the wide range of amenities available locally.

ACCOMMODATION

This double glazed, gas centrally heated accommodation briefly comprises: entrance hallway with integrated storage cupboards, an impressive lounge/dining room, bespoke fitted kitchen, utility room, cloakroom and inner hallway with a turning staircase rising the first floor landing which provides access to three double bedrooms, en-suite shower room and family bathroom arranged to the first floor.

Externally, the property the garden is to the front aspect with multiple seating areas and shrub borders. Parking for the property is directly in front of the garden and offers space for three vehicles.

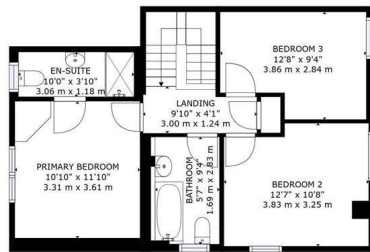
Management and drainage charge: We believe a management charge will be finalised upon completion of the site.

LOCATION

What3words - ///relax.beard.insect

Willstock Farm Estate is accessed via a sweeping driveway from a quiet lane between North Petherton and Bridgwater and is situated at the foot of Quantock Hills with excellent transport links to the M5 and A38.





FLOOR 2



FLOOR 1

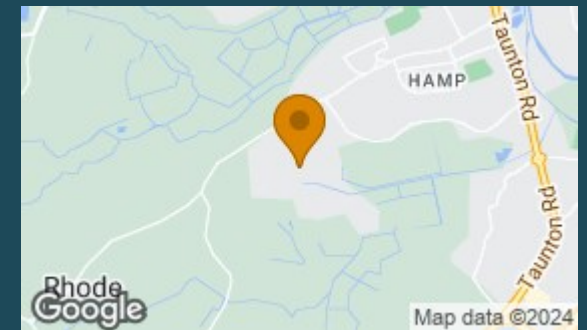
GROSS INTERNAL AREA
 FLOOR 1: 657 sq. ft./61 m², FLOOR 2: 572 sq. ft./53 m²
 TOTAL: 1230 sq. ft./114 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax Band

D

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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