



## CAMPION WAY

Stockmoor, Bridgwater, TA5 2FB

**Price £284,950**

**Tamlyns**

## PROPERTY DESCRIPTION

Nestled in the sought-after area of Wilstock, on the outskirts of Bridgwater, this well presented semi-detached, three bedroom home presents an excellent opportunity for those looking for a new family home, or for investors. The property boasts two double bedrooms, one with en suite, as well as a further single bedroom, providing ample room for relaxation and rest. The cosy living room offers ample space for entertaining family and friends, as well as enjoying quiet evenings at home.

The enclosed garden offers a private space, ideal for entertaining. The property is situated in a popular location, ensuring you are within easy reach of local amenities and services. Furthermore, the area has convenient access to the M5 motorway for commuting to nearby towns and cities.

### Situation

### Local Authority

Council Tax Band: C  
Tenure: Freehold  
EPC Rating: B

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON  
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 454500**

[house.sales@tamlyns.co.uk](mailto:house.sales@tamlyns.co.uk)



# PROPERTY DESCRIPTION

## Accommodation

All sizes are approximate.

## Description

Located in the sought-after area of Wilstock, on the outskirts of Bridgwater, this well presented semi-detached, three bedroom home presents an excellent opportunity for those looking for a new family home. The property boasts two double bedrooms, one with en suite, as well as a further single bedroom, providing ample room for relaxation and rest. The cosy living room offers ample space for entertaining family and friends, as well as enjoying quiet evenings at home.

The enclosed rear garden offers a private space, ideal for entertaining along with off street parking and a larger than average garage. The property is situated in a popular location, ensuring you are within easy reach of local amenities and services. Furthermore, the area has convenient access to the M5 motorway for commuting to nearby towns and cities.

5 years remaining on NHBC Warranty.

## Entrance hallway

Front door with double glazed frosted window, peep hole, chain, letterbox, door to sitting room and stairs to first floor.

## Sitting room

14'2" x 12'0" (4.34 x 3.67)  
Double glazed window to front, radiator, TV point, doors to understairs cupboard and kitchen.

## Kitchen Diner

12'1" x 11'10" (3.69 x 3.63 )  
White gloss wall and base units, wooden worktops, integrated fridge freezer, electric oven, and hob with extractor over, purple splashback, double glazed french doors leading to garden, radiator, entry way leading to utility area and wc.

## Utility

5'11" x 3'3" (1.81 x 1.01)  
Wooden worktop, white gloss wall and base units, wall unit housing boiler, space and plumbing for washing machine, door to wc.

## WC

5'10" x 3'4" (1.79 x 1.03)  
White suite comprising pedestal handwash basin with mixer tap, low level wc.

## Bedroom 1

9'3" x 9'5" (2.83 x 2.89)  
Double glazed window to rear, built in wardrobes with mirrored sliding doors, radiator, door to en suite shower room.

## En suite

8'4" x 6'1" (2.56 x 1.87 )  
Walk in double shower with textured tiling surround, and white suite comprising low level wc, wall mounted handwash basin with mixer tap and tiled splashback.

## Bedroom 2

10'0" x 8'9" (3.06 x 2.69)  
Double glazed window to front, radiator.

## Bedroom 3

11'8" x 6'4" (3.57 x 1.95)  
Double glazed window to front, built in cupboard, radiator.

## Bathroom

7'7" x 5'6" (2.33 x 1.69)  
White suite comprising of wall mounted handwash basin, low level wc, panelled bath with shower screen and shower over, double glazed UPVC frosted window to side.

# PROPERTY DESCRIPTION

## Garage

Single garage with white up and over door, door to garden. Driveway with space for two cars.

## Outside

Enclose rear garden with wooden fencing, two separate patio areas, gravel border alongside the garage, various shrubs/trees around the border of the garden, center of the garden laid to lawn, side access to driveway, external electric sockets, outside tap.

## Material Information...

Additional information not previously mentioned

- Mains electric, gas and water.
- Water metered.
- Gas central heating.
- Mains sewerage.
- No flooding in the last 5 years.

5 years remaining on NHBC Warranty.

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

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

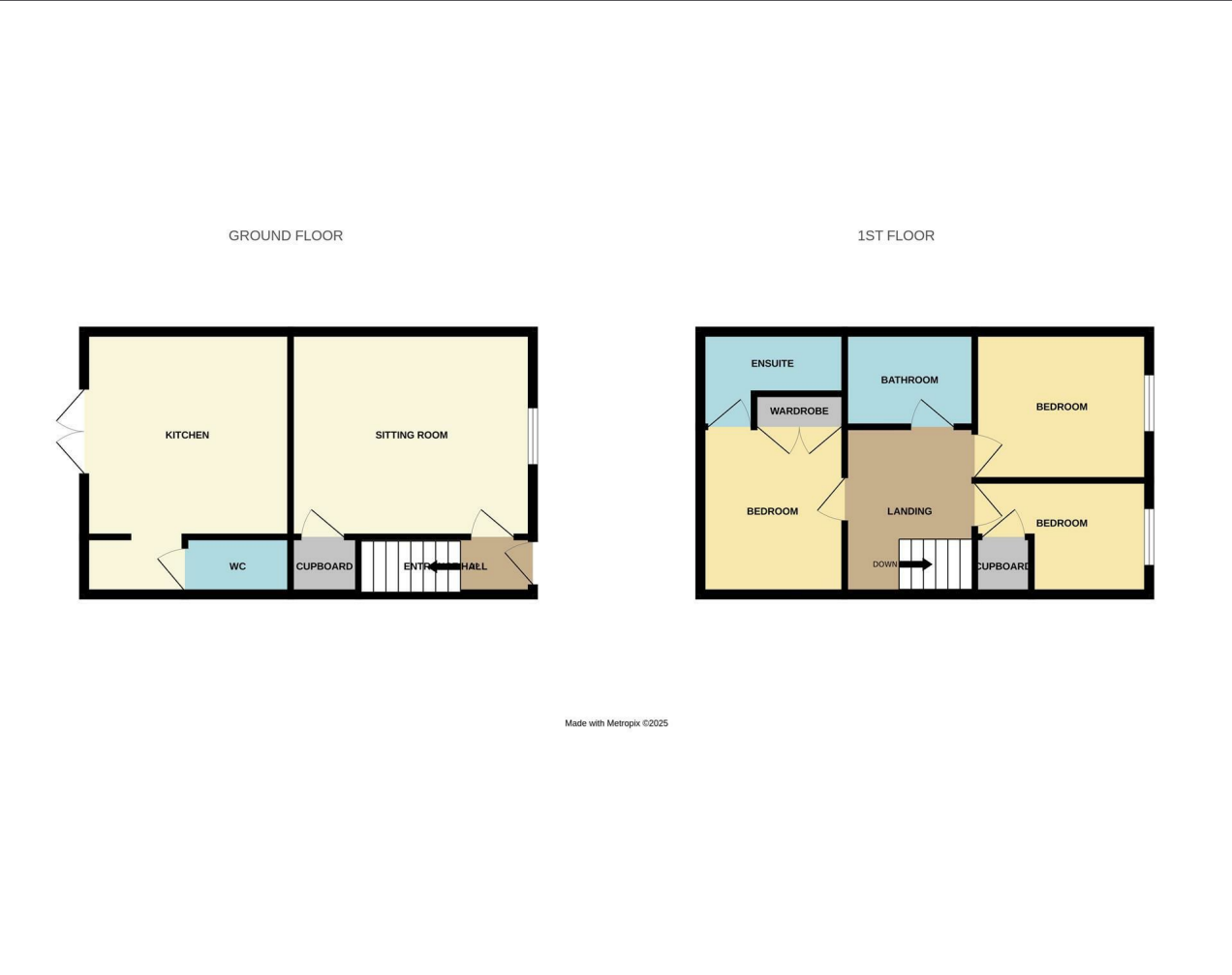
[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)







PLAN



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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

- 1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
- 2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 96        |
| (81-91) B                                   | 84                      |           |
| (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 |           |

