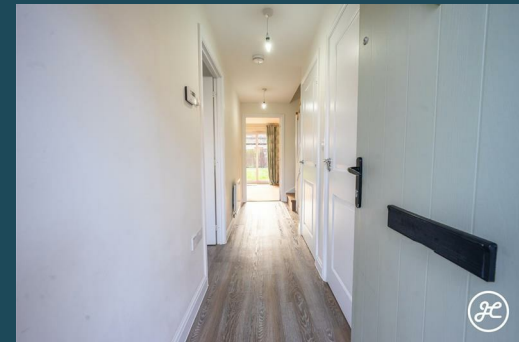


Bonita Drive
Wembdon
Bridgwater
TA6 7AW




JOSEPH CASSON
the estate agency your home deserves





£270,000

- Spacious End-Terraced Property
- Constructed by Redrow Homes in 2014
 - Three Bedrooms
 - Two Bathrooms
- Kitchen/Diner with Smeg Appliances
 - Lounge
- Enclosed Rear Garden
 - Front Garden
- Parking On Own Driveway
- Double Glazed & Gas Central Heating

This stylish three-bedroom family home offers a perfect blend of comfort and convenience. Located near Wembdon Village, you'll enjoy easy access to Bridgwater Town Centre's amenities.

Constructed by Redrow Homes in 2014, it features contemporary design elements ideal for modern living!

ACCOMMODATION

On the ground floor, you'll find an inviting entrance hallway, a cloakroom, a utility cupboard, a spacious kitchen/diner, and a lounge. Upstairs features three bedrooms—including a primary suite with en-suite—and a family bathroom. Outside offers an enclosed rear garden with lawn and seating areas, plus convenient parking on your own driveway!

LOCATION

Positioned within a small development, just off the NDR, midway between the heart of Wembdon Village and Bridgwater's Town Centre. Within Wembdon, there is a local primary school, village shop (& post office), the historic St. George's Church, The Cottage public house, children's playground, garage, cricket & football pitches and The Green, a multi-purpose building; cricket pavilion, nursery & village hall. Bridgwater offers a wide range of amenities and has excellent transport links to the M5 motorway and mainline rail link. A short distance to the West is the Quantocks Hills, an Area of Outstanding Natural Beauty.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: None

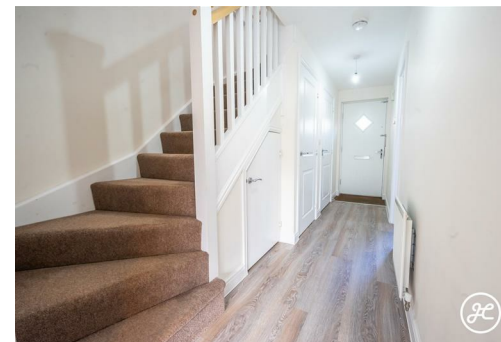
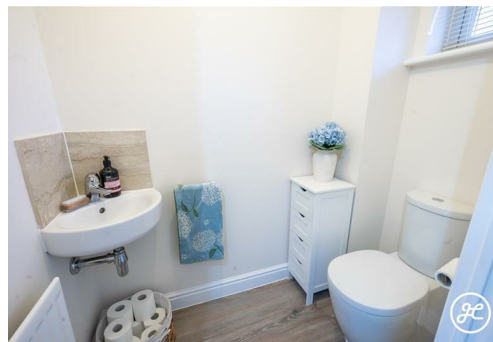
EPC Rating:

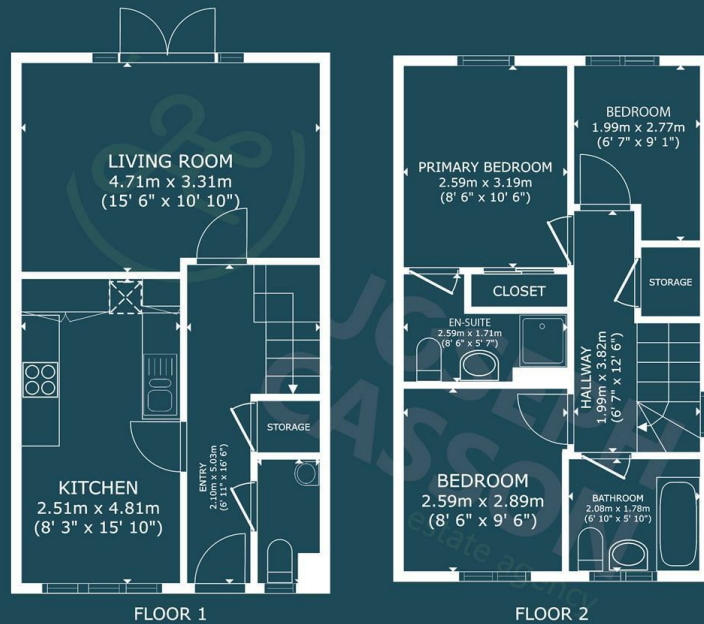
Council Tax Band: C

UTILITIES

Water supply: Mains

Sewerage: Mains





GROSS INTERNAL AREA
FLOOR 1 38.7 m² (417 sq.ft.) FLOOR 2 37.4 m² (403 sq.ft.)
TOTAL : 76.2 m² (820 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:

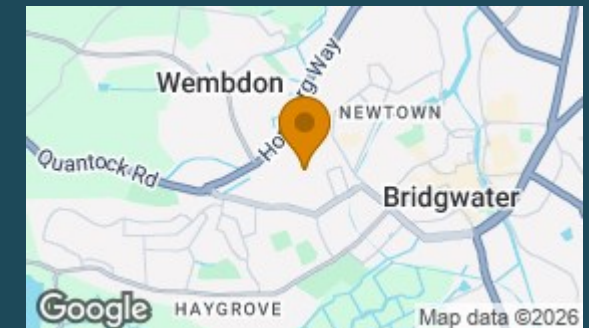
checker.ofcom.org.uk/en-gb/mobile-coverage

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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