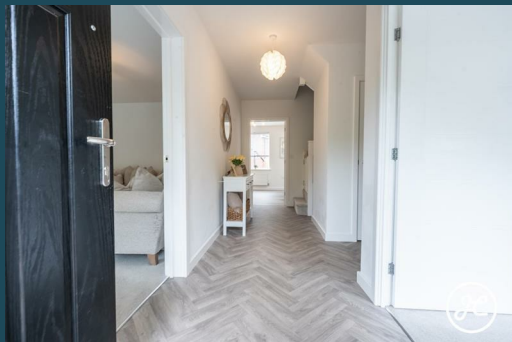


Begonia Drive  
Bridgwater  
TA5 2SF



**JOSEPH CASSON**  
the estate agency your home deserves





£399,950

- Spacious Detached Family Home
- Constructed by Bloor Homes in 2023
  - Four Bedrooms
  - Two Bathrooms
  - Two Reception Rooms
- Open-Plan Kitchen/Dining/Living Room
  - Cloakroom & Utility Room
    - Garage & Driveway
    - Enclosed Rear Garden
  - 10 Year Structural Warranty

A beautifully presented four-bedroom detached family home, built by Bloor Homes in 2023, and positioned within the popular Wilstock Village development on a private drive.

Enjoying a tucked-away setting, this Shirley-designed property sits in the newer phase of the development, offering excellent access to the M5, Taunton, and Bridgwater.

## ACCOMMODATION

This modern family home offers a welcoming entrance hallway, a convenient cloakroom, and an impressive open-plan kitchen/dining/family room that forms the heart of the property. A separate lounge with a bay window and an additional study provides flexible living space.

Upstairs, there are four generously sized bedrooms. The primary bedroom features fitted wardrobes and its own en-suite shower room, while the remaining three bedrooms are served by a luxurious family bathroom.

Outside, the property benefits from a garage, driveway parking for two vehicles, and an enclosed rear garden laid to lawn with seating areas.

## LOCATION

Wilstock Village is an attractive modern development positioned at the foot of the Quantock Hills, offering excellent access to the M5, A38, and the nearby town of North Petherton. The village enjoys a convenient setting, with North Petherton providing a range of shops and everyday facilities, while the bustling town of Bridgwater — just a mile away — offers an extensive mix of independent retailers and well-known high-street stores.

A new community centre, cafe, and nursery is currently under construction on Campion Way, with completion expected in summer 2026. This exciting addition will further enhance the amenities available to residents of Wilstock Village.

## ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: Approx. £275 per annum. Awaiting confirmation of the figure.

EPC Rating: B

Council Tax Band: D

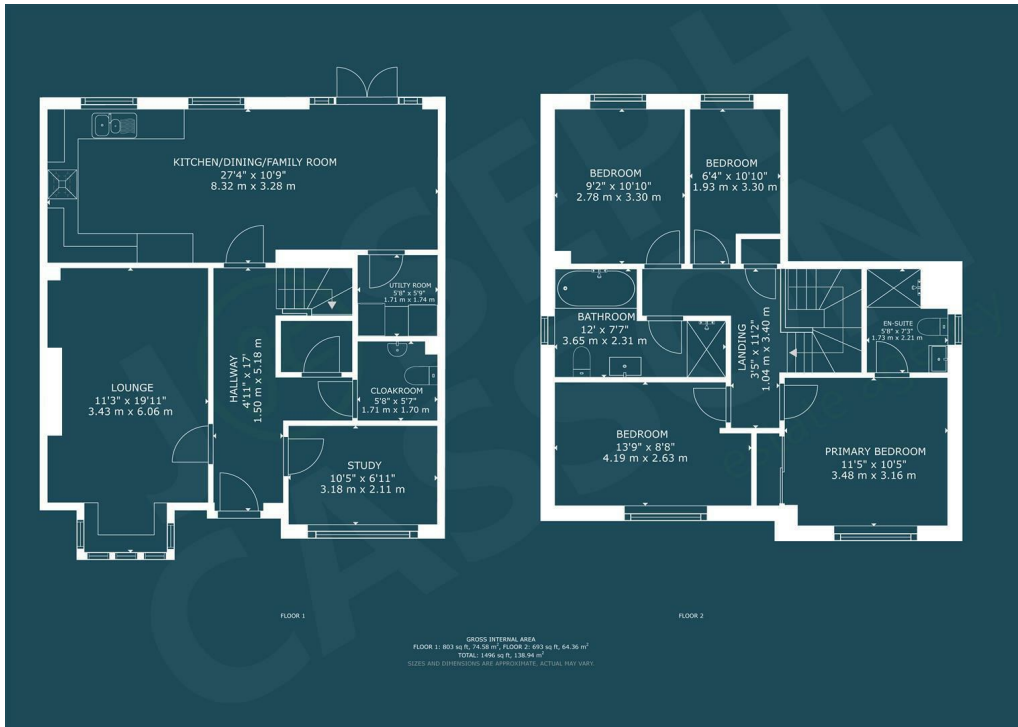
## UTILITIES

Water Supply: Mains

Sewerage: Mains

Electricity Supply: Mains





Gas Supply: Mains  
 Central Heating: Mains - Gas

**FLOODING**

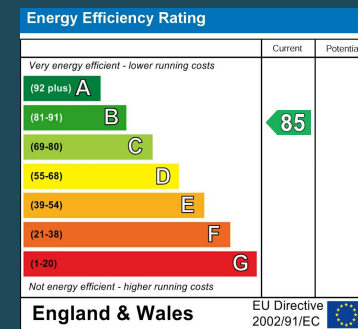
No Flooding in the last 5 years. Flood Information: [flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

**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](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)

**Council Tax Band**

D



**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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