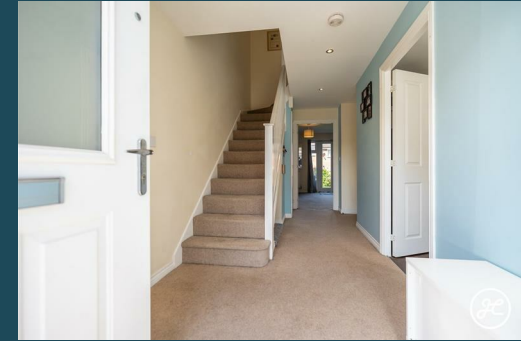


Bonita Drive  
Wembdon  
Bridgwater  
TA6 7AU



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





£300,000

- Modern Semi-Detached Terraced Property
- Constructed By Taylor Wimpey Homes in 2013
  - Four Generously Sized Bedrooms
    - Three Bathrooms
      - Lounge/Diner
    - Separate Kitchen
  - Downstairs Cloakroom
  - Enclosed Rear Garden
    - Garage & Driveway

Situated within the highly popular Wembdon Grange development—and ideally positioned close to both Wembdon village and Bridgwater town centre—is this spacious four-bedroom semi-detached family home with a garage and driveway.

## ACCOMMODATION

This thoughtfully designed, double-glazed, and gas centrally heated home briefly comprises an entrance hallway, cloakroom, kitchen, and a lounge/diner on the ground floor. On the first floor, a spacious landing leads to a family bathroom and two bedrooms, one of which is currently being used as an additional living room. The top floor offers two further double bedrooms, including the master bedroom with an en-suite shower room, along with an additional family shower room.

Externally, the property features an enclosed rear garden with seating and lawned areas, along with driveway parking and a garage positioned directly to the side.

## 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: C

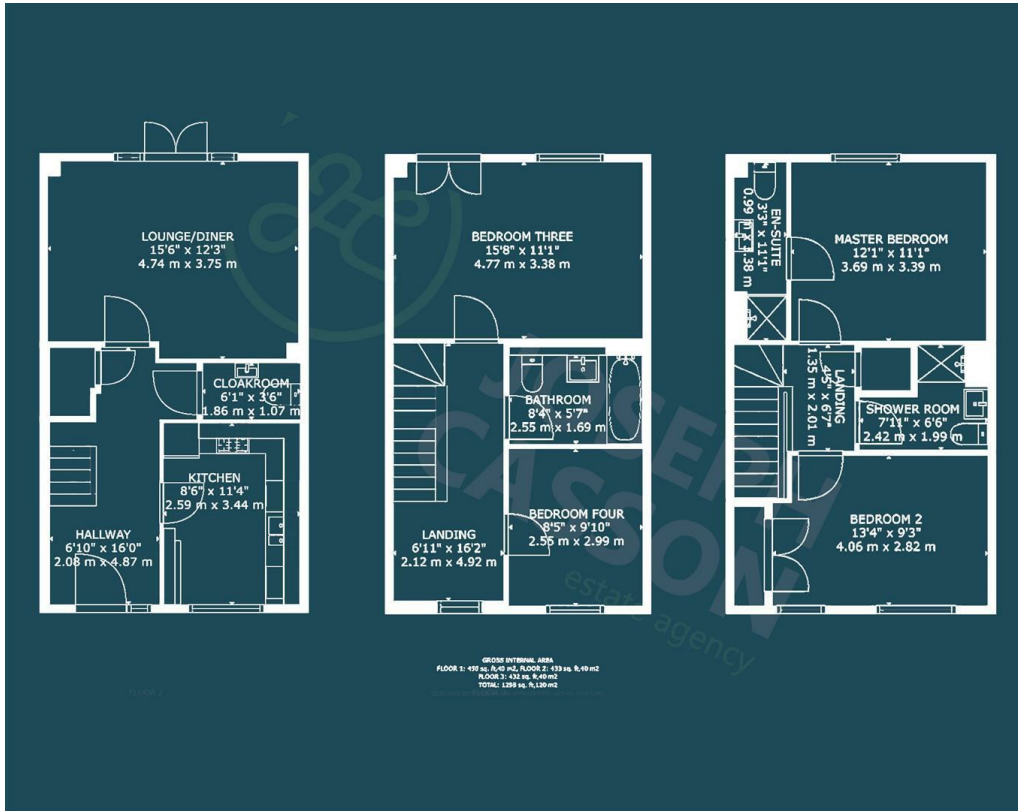
Council Tax Band: C

## UTILITIES

Water supply: Mains

Sewerage: Mains





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](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

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	

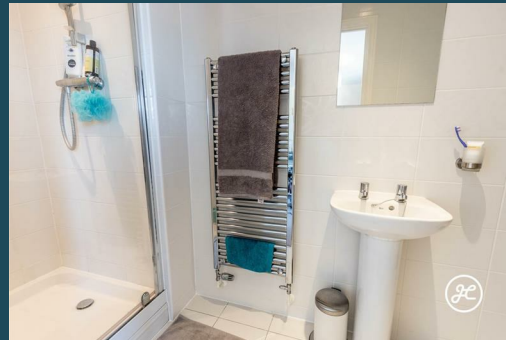


**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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