

Lavender Walk
Wilstock Village
Bridgwater
TA5 2GU




JOSEPH CASSON
the estate agency your home deserves





£399,950

- Superior Detached Property
- Four Generously Sized Bedrooms
 - Three Bathrooms
- Spacious Lounge with French Doors to Rear Garden
 - Separate Study
- Open-Plan Kitchen/Dining Room
- Downstairs Cloakroom & Utility Room
 - Enclosed Rear Garden
 - Garage & Driveway
 - No Onward Chain

NO ONWARD CHAIN. Nestled in a tucked-away position in the desirable Wilstock Village, this impressive detached family home boasts four double bedrooms (two with en-suites) and ample living space.

Built by Bloor Homes in 2014, it features a private rear garden, driveway parking, and a garage. Enjoy lovely views of the nearby country park from the front!

ACCOMMODATION

This double glazed, gas centrally heated accommodation briefly comprises: entrance hallway, cloakroom, lounge, study, open-plan kitchen/dining room and utility room to the ground floor. On the first floor, accessed from the landing is a family bathroom and four bedrooms, two with en-suite shower rooms and the three largest benefitting from fitted wardrobes.

Externally, there is a single garage, driveway providing ample parking and an enclosed rear garden with side access.

LOCATION

Wilstock Village is an impressive development of family homes situated at the foot of Quantock Hills that has retained an area of nearby nature walks with excellent transport links to the M5 and A38, and on the edge of the town of North Petherton.

North Petherton offers a range of shops and facilities with the bustling town of Bridgwater just a mile away which is home to an abundance of amenities comprising of a varied mix of local individual shops alongside high street stores.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: None

EPC Rating:

Council Tax Band: E

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

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

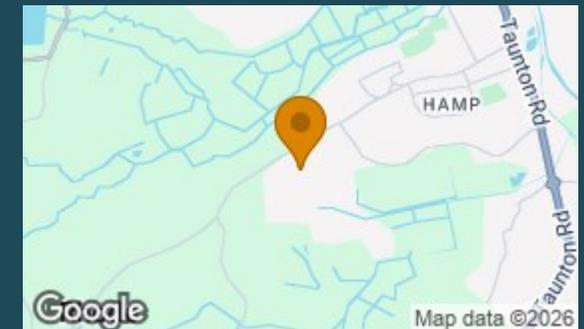
Council Tax Band

E



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mergix v2021

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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