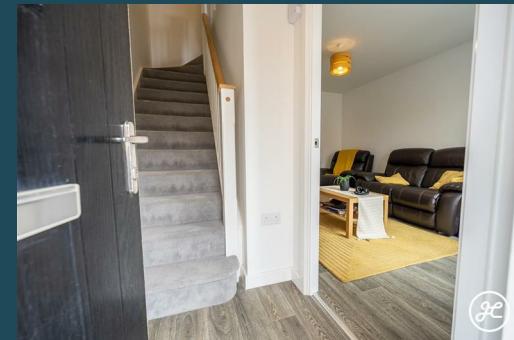


Campion Way
Wilstock Village
Bridgwater
TA5 2FB



JOSEPH CASSON

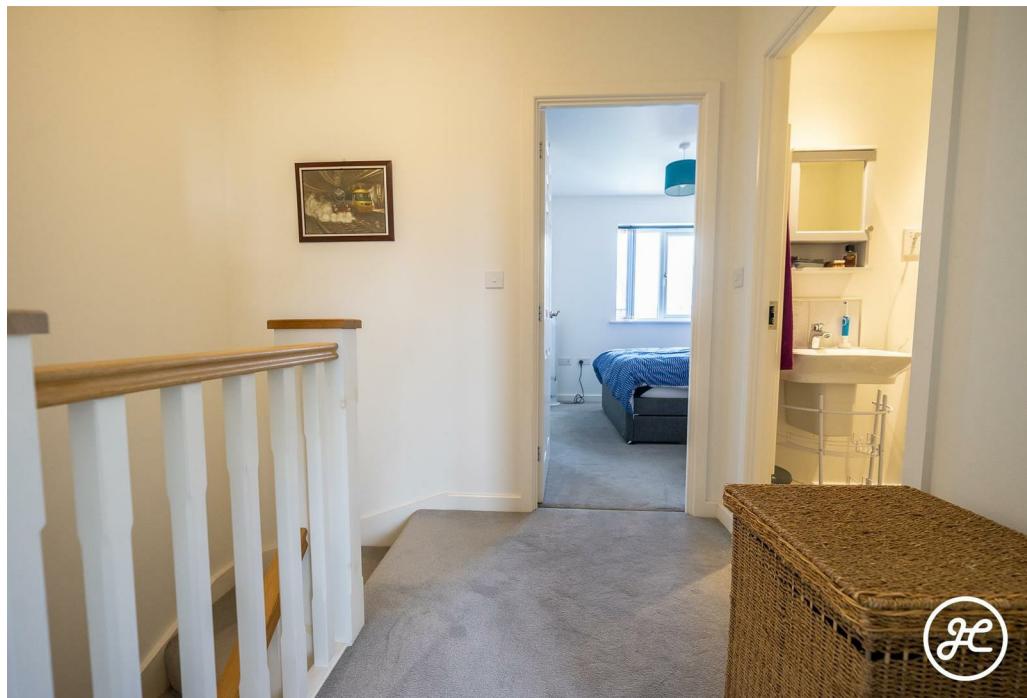
the estate agency your home deserves





£220,000

- Modern Semi-Detached Property
- Constructed in 2021 by Bloor Homes
 - Two Double Bedrooms
 - Two Bathrooms
 - Spacious Lounge
- Open-Plan Kitchen/Diner
- Ground Floor Cloakroom & Utility Room
 - Enclosed Rear Garden
 - Parking For Two Vehicles



Joseph Casson are delighted to present this charming two-bedroom semi-detached home, featuring an en-suite shower room, utility area, and a cloakroom.

Located in the desirable Wilstock Village and built by Bloor Homes in 2021, it offers fantastic transport links to the M5, Taunton, and Bridgwater—ideal for contemporary living!

ACCOMMODATION

This double-glazed, gas centrally heated accommodation briefly comprises: entrance hallway, lounge, kitchen/diner, cloakroom, and utility area to the ground floor. Accessed from the spacious first-floor landing are two double bedrooms (the primary bedroom with an en-suite shower room) and a family bathroom.

Externally, the rear garden is low maintenance with a seating area and side access. To the front aspect are two parking spaces.

LOCATION

Wilstock Village is a beautiful collection of family homes. Enjoy nearby nature walks and easy access to the M5 and A38, all while being close to North Petherton. Just a mile away, Bridgwater offers an exciting variety of local shops and popular high street stores.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: £174.48 per annum

EPC Rating: B

Council Tax Band: B

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:

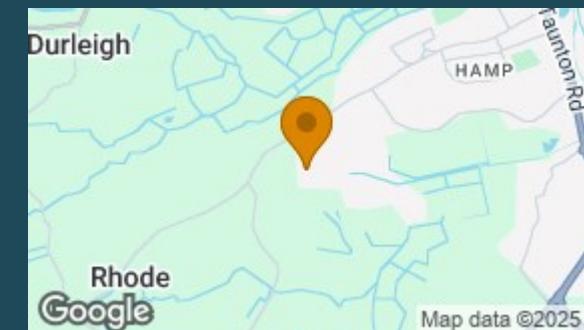
checker.ofcom.org.uk/en-gb/mobile-coverage

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

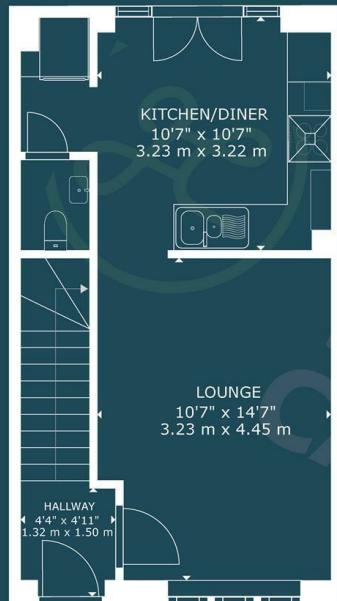
Council Tax Band

B

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



GROSS INTERNAL AREA
FLOOR 1: 368 sq ft, 34.16 m², FLOOR 2: 368 sq ft, 34.16 m²
TOTAL: 736 sq ft, 68.32 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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