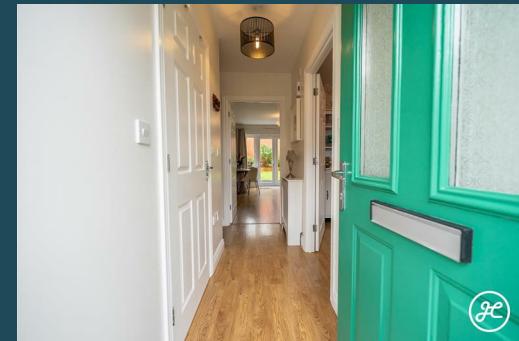


Vienna Way  
Bridgwater  
TA6 6WS



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





£250,000

- Modern End-Terraced Property
- Constructed in 2012
- Three Bedrooms
- Two Bathrooms
- Lounge/Diner
- Fitted Kitchen
- Cloakroom
- Garage & Driveway
- Enclosed Rear Garden



Discover this beautiful three-bedroom, end terraced home in the desirable Stockmoor Village, perfectly located near local amenities and Somerset Bridge Primary School.

Built in 2012, it features an attached garage, parking on own driveway, and a spacious rear garden.

## ACCOMMODATION

Discover this impressive double-glazed home with gas central heating! It features an entrance hallway, cloakroom, kitchen, and a lovely lounge/diner on the ground floor. Upstairs, you'll find three bedrooms along with an en-suite shower room and bathroom. Outside offers a garage, driveway, and a spacious rear garden—perfect for relaxation!

## LOCATION

Stockmoor Village is a sought-after modern community of family homes on the outskirts of Bridgwater, featuring excellent transport links to the M5 and A38.

Close to North Petherton, it includes a few shops and eateries, while the vibrant town of Bridgwater, just one mile away, offers a diverse range of local businesses and high street retailers.

## ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: None

EPC Rating:

Council Tax Band: C

## UTILITIES

Water Supply: Mains

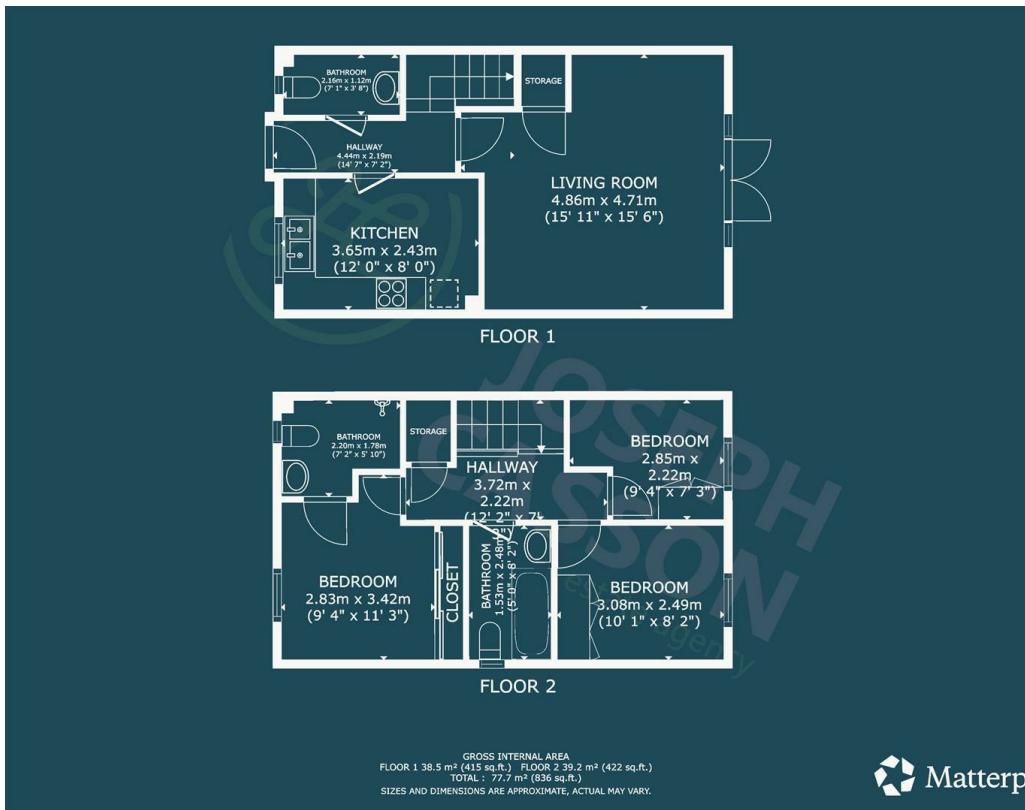
Sewerage: Mains

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](http://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:

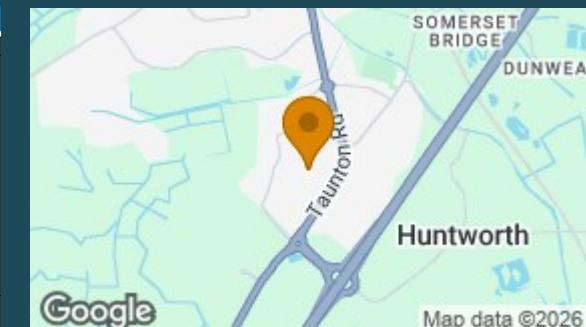
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://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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