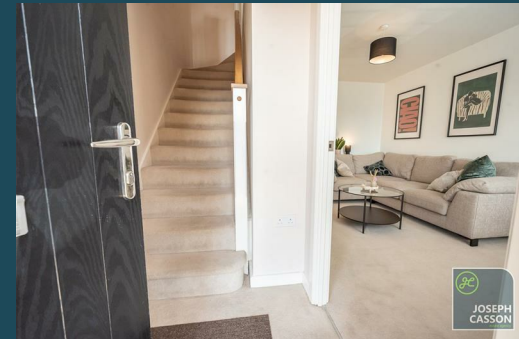


Campion Way
Bridgwater
TA5 2FB







£225,000

- Spacious Semi-Detached Property
- Constructed By Bloor Homes in 2019
 - Two Double Bedrooms
 - Two Bathrooms
 - Lounge
 - Kitchen/Diner
- Utility Area & Cloakroom
- Enclosed Rear Garden
- Two Parking Spaces

Welcome to this delightful two-bedroom semi-detached home, situated within the highly sought-after Wilstock Village development. Built by Bloor Homes in 2019, this modern property combines stylish design with energy efficiency, boasting an impressive B-rated Energy Performance Certificate.

Ideally positioned for convenient access to Bridgwater, Taunton and the M5 motorway, this home is perfectly suited to first-time buyers, young professionals and downsizers alike.

ACCOMMODATION

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

Externally, the rear garden is enclosed and is predominantly lawned with a patio area and side access. To the front are two parking spaces.

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 opposite this property (on Champion 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: £198.78 per annum

EPC Rating: B

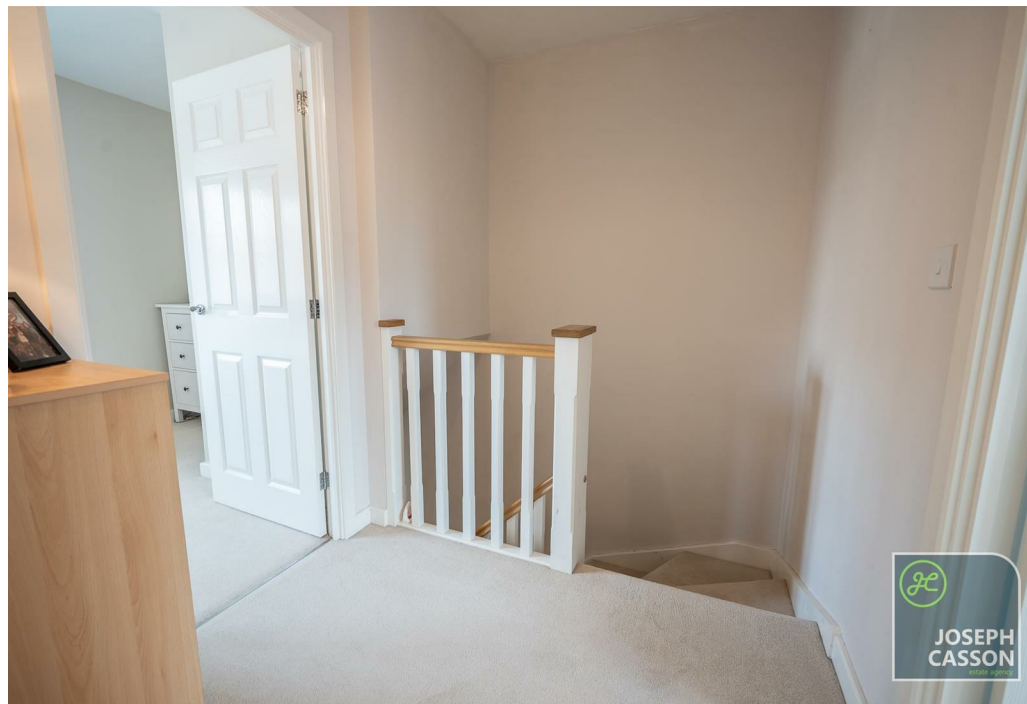
Council Tax Band: B

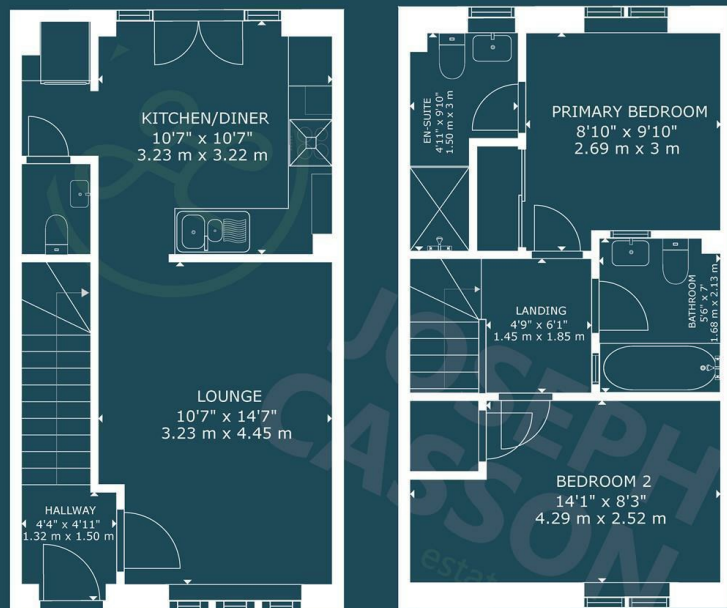
UTILITIES

Water Supply: Mains

Sewerage: Mains

Electricity Supply: Mains





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.

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

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:

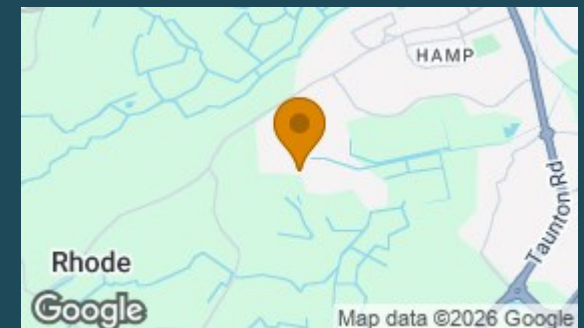
checker.ofcom.org.uk/en-gb/mobile-coverage

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



Joseph Casson Estate Agency -
Bridgwater
1 Friarn Lawn
Bridgwater
Somerset
TA6 3LL

Contact
01278258005
office@josephcasson.co.uk
www.josephcasson.co.uk



JOSEPH CASSON

the estate agency your home deserves