

Bilberry Lane  
Wilstock Village  
Bridgwater  
TA5 2GX



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





£250,000

- Modern Semi-Detached Property
- Constructed by Bloor Homes in 2016
- Three Bedrooms
- Master Bedroom with Fitted Wardrobes & En-Suite Shower Room
- Spacious Lounge
- Open-Plan Kitchen/Diner with Utility Area
  - Downstairs Cloakroom
  - Enclosed Rear Garden
  - Parking For Two Vehicles



Discover this impressive, modern semi-detached home in sought-after Wilstock Village.

Featuring three generous bedrooms, including a top-floor primary bedroom suite with en-suite and walk-in wardrobe. The ground floor features a spacious living room, kitchen/diner, utility area, and cloakroom. Enjoy an enclosed garden and two parking spaces.

Conveniently located between Bridgwater and North Petherton for easy M5 access!

## ACCOMMODATION

This double glazed, gas centrally heated accommodation briefly comprises: entrance hallway, lounge, kitchen/diner, utility area and cloakroom to the ground floor. Arranged on the first floor, accessed from the spacious landing are two bedrooms and bathroom. Arranged on the top floor is a master bedroom with fitted wardrobes and en-suite shower room.

Externally, there is an enclosed rear garden with lawned and seating areas. To the front of the property are two parking spaces.

## LOCATION

Wilstock Village is a stunning modern 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: B

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](http://flood-map-for-planning.service.gov.uk/location)

## BROADBAND & MOBILE COVERAGE

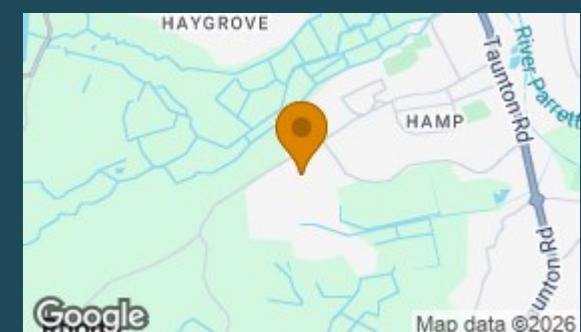
For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

[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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