

Campion Way  
Bridgwater  
TA5 2FB



  
**JOSEPH CASSON**  
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£230,000



\*\*\* Virtual Tour \*\*\* Located within the popular modern development of Wilstock Village, is this superbly presented, two double bedroom (en-suite) semi-detached property constructed by Bloor Homes in 2020. EPC RATING: B.

Conveniently situated within the newer phase of the popular Wilstock Village development, this superior two bedroom home has excellent transport links to the M5, Taunton and Bridgwater.

'The Drake is an ideal home for first time buyers and young couples. The spacious

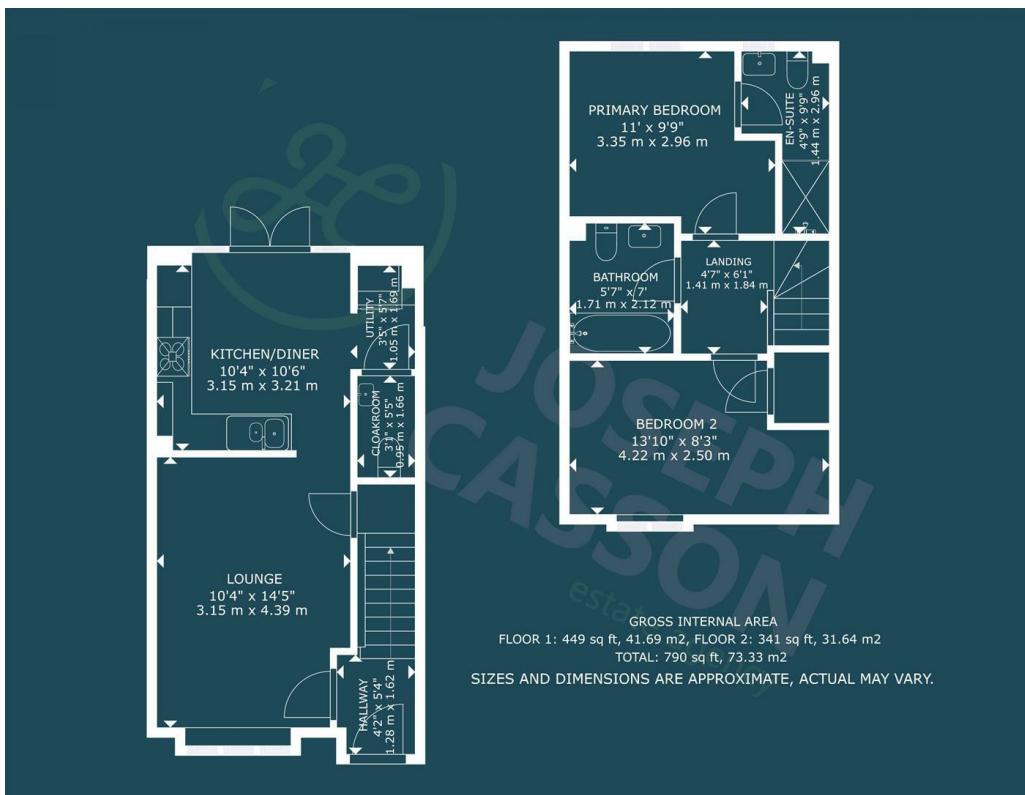
kitchen/dining area with French doors opening out to the garden is the perfect place for entertaining. The ground floor is completed with a utility room, downstairs cloakroom, separate storage cupboard and great size living room.

This home offers stylish open plan living that has been thoughtfully designed to maximise space. The two double bedrooms both offer a comfortable amount of space. Externally this home offers parking for two cars.<sup>1</sup> Bloor Homes

#### AT A GLANCE

- Modern Semi-Detached Property
- Constructed in 2020 by Bloor Homes
- Two Double Bedrooms
- Primary Bedroom with En-Suite Shower Room
- First Floor Bathroom
- Spacious Lounge
- Open-Plan Kitchen/Diner
- Ground Floor Cloakroom & Utility Room
- Enclosed Rear Garden with Side Access & Wood Cabin/Summer House
- Parking For Two Vehicles with EV Charger
- NHBC Buildmark Warranty
- EPC RATING: B





A grounds maintenance charge is due to be set up by the developers with the cost being £150 per annum.

## ACCOMMODATION

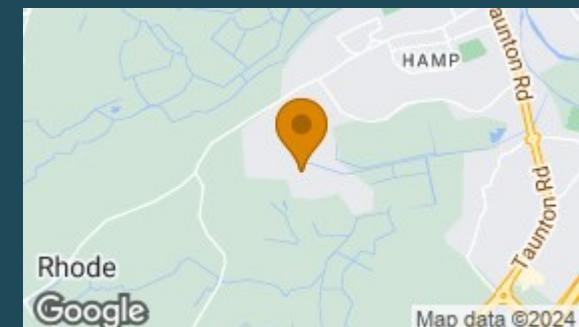
This double glazed, gas centrally heated accommodation briefly comprises: entrance hallway, lounge, kitchen/diner, cloakroom and utility area to the ground floor. Accessed via a 1/4 turning staircase and a spacious first floor landing, are two double bedrooms (the primary bedroom with en-suite shower room) and a family bathroom.

Externally, the rear garden is enclosed and is predominantly lawned with patio area, power & water. At the end of a garden is a very useful summer house/cabin

## 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



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