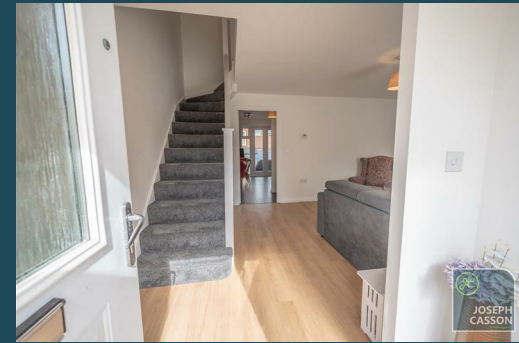


Orion Drive
Wembdon
Bridgwater
TA6 7BF




JOSEPH CASSON
the estate agency your home deserves





£265,000

- Modern Semi-Detached Property
- Constructed By Taylor Wimpey Homes in 2014
 - Three Bedrooms
 - Two Bedrooms
 - Lounge
 - Kitchen/Diner
 - Cloakroom
 - Parking
- No Onward Chain

NO ONWARD CHAIN. Situated within a sought-after development, conveniently positioned for both Wembdon Village and Bridgwater town centre, this impressive modern semi-detached home offers well-presented accommodation throughout. The property features three bedrooms, including a principal bedroom with en-suite shower room, a spacious lounge, and a stylish open-plan kitchen/dining room. A ground floor cloakroom adds further practicality to this attractive family home.

Offering modern living in a highly convenient location, this superb property is sure to appeal to a range of purchasers. Contact Joseph Casson Estate Agency today to arrange your appointment.

ACCOMMODATION

This double-glazed and gas centrally heated home offers well-presented accommodation throughout. The ground floor comprises a lounge, inner hallway, cloakroom, and a modern kitchen/dining room. Upstairs are three bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom. Outside, the property enjoys a generously sized rear garden with artificial lawn and seating areas. Further benefits include driveway parking.

LOCATION

Positioned within a small development, just off the NDR, midway between the heart of Wembdon Village and Bridgwater's Town Centre.

Within Wembdon, there is a local primary school, village shop (& post office), the historic St. George's Church, The Cottage public house, children's playground, garage, cricket & football pitches and The Green, a multi-purpose building; cricket pavilion, nursery & village hall.

Bridgwater offers a wide range of amenities and has excellent transport links to the M5 motorway and mainline rail link. A short distance to the West is the Quantocks Hills, an Area of Outstanding Natural Beauty.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: None.

EPC Rating: C

Council Tax Band: C

UTILITIES

Water supply: Mains

Sewerage: Mains

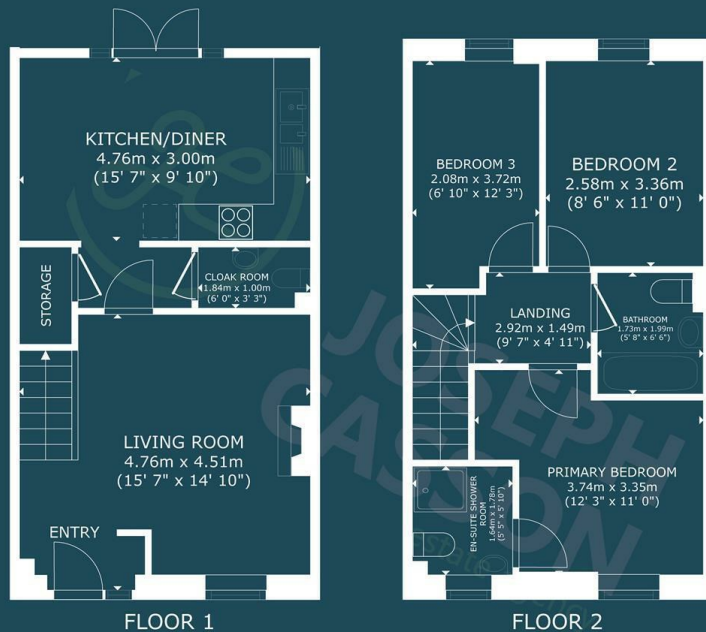
Electricity Supply: Mains

Mains Gas Supply: Yes

Central Heating: Yes - Gas

FLOODING





GROSS INTERNAL AREA
FLOOR 1 41.4 sq.m. (446 sq.ft.) FLOOR 2 41.9 sq.m. (452 sq.ft.)
EXCLUDED AREAS : PATIO 13.5 sq.m. (146 sq.ft.)
TOTAL : 83.3 sq.m. (897 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

No Flooding in the last 5 years. Flood Information: flood-map-for-planning.service.gov.uk/location

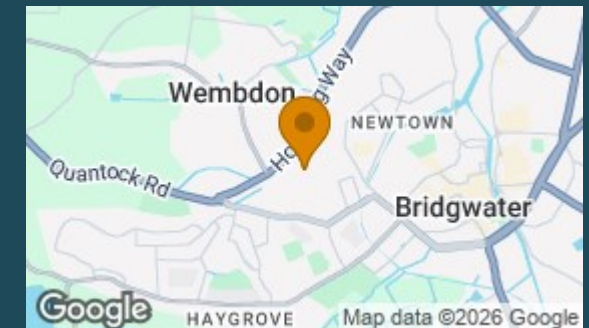
BROADBAND & MOBILE COVERAGE

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

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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