

Campion Way  
Bridgwater  
TA5 2FB



**JOSEPH CASSON**

the estate agency your home deserves





£295,000



- Modern Semi-Detached Townhouse
- Constructed in 2019 by Bloor Homes
- Three Generously Sized Bedrooms
- Primary Bedroom Occupying The Top Floor with En-Suite Shower Room, Wardrobes & Dressing Room
- First Floor Bathroom
- Lounge
- Kitchen/Dining Room & Utility Area
- Cloakroom
- Enclosed Rear Garden with Paved Pergola
- Garage & Two Parking Spaces (EV Charger)

Discover this impressive semi-detached home in the sought-after Wilstock Village! It boasts three spacious double bedrooms, including a stunning primary suite with a dressing room and en-suite.

The ground floor features a generous lounge and an inviting open-plan kitchen/diner, plus a utility and cloakroom.

Outside, enjoy a beautifully landscaped garden with a covered pergola that has power & lighting.

Complete with a garage and driveway with EV charger, it's ideally located between Bridgwater and North Petherton for quick M5 access.

This family-friendly space combines modern design with an excellent location—ideal for anyone seeking style!

## ACCOMMODATION

This three-storey property briefly comprises: entrance hallway, lounge, kitchen/diner, utility room, and cloakroom on the ground floor. Arranged on the first floor and accessed from the landing are two double bedrooms and a bathroom with a separate shower enclosure. On the top floor is the impressive primary bedroom with en-suite shower room & dressing room. Externally, there is a rear garden with a covered pergola with power & lighting, a garage, and parking (with EV charger) for two vehicles side by side.

## LOCATION

Wilstock Village is a stunning modern development of family homes situated at the foot of Quantock Hills 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 a varied mix of local individual shops alongside high street stores.

NB. A community centre is currently being constructed on the land neighbouring Campion Way. Works are due to be completed in the summer of 2026, with a carpark being installed to the side of this property. This is going to be a brilliant addition to Wilstock Village.

## ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: £174.48 per annum

EPC Rating: B

Council Tax Band: C

## UTILITIES

Water Supply: Mains

Sewerage: Mains

Electricity Supply: Mains

Gas Supply: Mains

Central Heating: Mains - Gas

## FLOODING

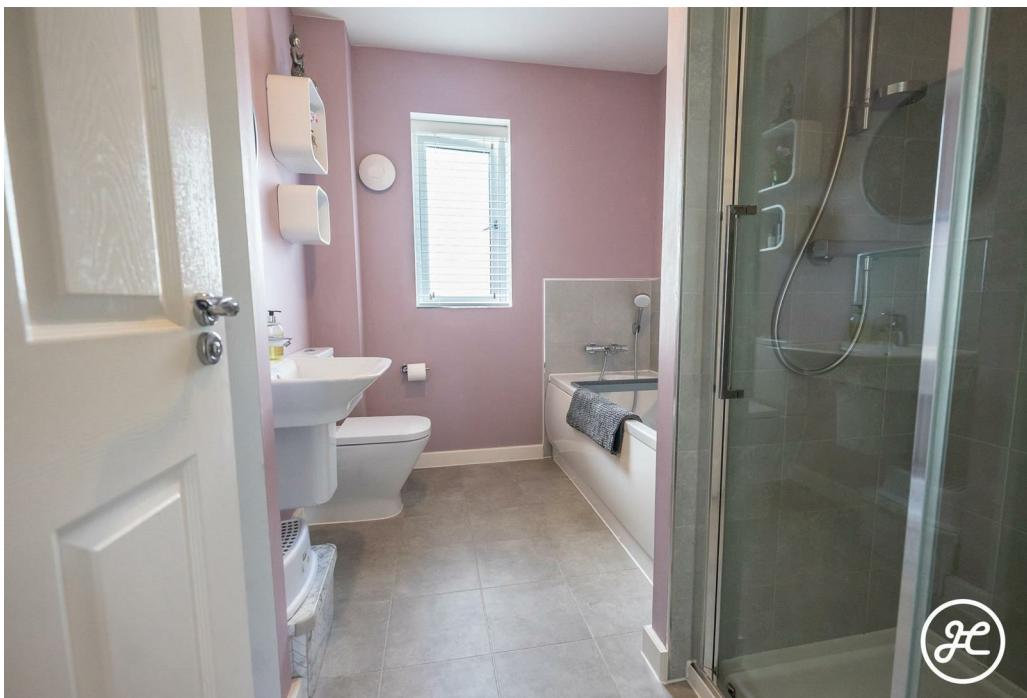
No Flooding in the last 5 years. Flood Information: [flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

## 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

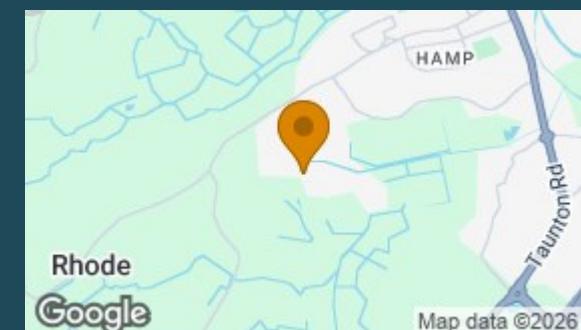
[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)





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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