

Channi Drive
Stockmoor Village
Bridgwater
TA6 6XE





**JOSEPH
CASSON**
estate agency



£245,000

- Spacious End-Terraced Property
 - Constructed in 2014
 - Three Bedrooms
 - Two Bathrooms
 - Lounge
- Modern Kitchen/Diner
 - Cloakroom
- Garage & Drive
- Enclosed Rear Garden
 - No Onward Chain

NO ONWARD CHAIN. Located within the ever-popular Stockmoor Village development, this attractive three-bedroom end-terrace home offers stylish and spacious accommodation. Built in 2014, the property is presented in excellent order and further benefits from an attractive rear garden, garage, and driveway parking.

The property is ideally situated within easy reach of a range of local amenities, including Somerset Bridge Primary School, whilst also benefiting from excellent transport links to Bridgwater town centre, the A38, and Junction 24 of the M5 motorway. Combining a convenient location with modern living, this home is ideally suited to first-time buyers, families, and investors alike.

ACCOMMODATION

This well-presented end-terraced home benefits from gas central heating and double glazing and briefly comprises an entrance hallway, cloakroom, lounge, and kitchen/diner to the ground floor. Upstairs, there are three bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.

Outside, the property enjoys an enclosed rear garden featuring an area of lawn, seating areas, and well-established shrub and flower borders. We have been advised that some of the roses will be removed by the current owner prior to completion, and a full list of these will be provided in due course.

LOCATION

Stockmoor Village is a highly sought-after modern residential development on the outskirts of Bridgwater, offering an attractive community setting and excellent transport connections, with easy access to both the M5 motorway and the A38.

Conveniently situated close to the popular village of North Petherton, residents benefit from a selection of local shops, cafés and eateries. Bridgwater town centre is approximately one mile away and provides a comprehensive range of amenities, including high street retailers, independent businesses, supermarkets, leisure facilities and schooling, catering for a variety of everyday needs.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: No

EPC Rating: C

Council Tax Band: C

UTILITIES

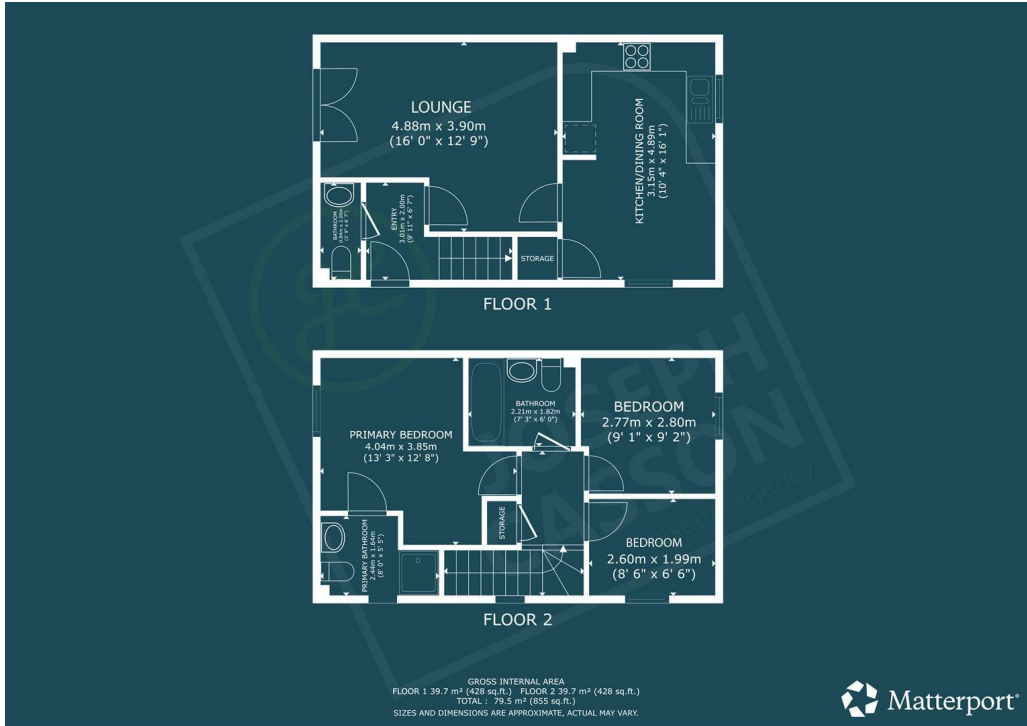
Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains

Mains Gas Supply: Yes





Central Heating: Yes - Gas

FLOODING

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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