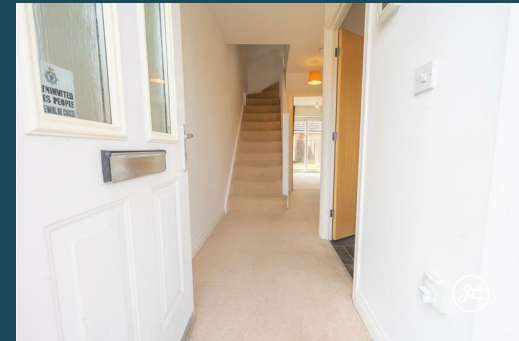


Cotton Patch Walk  
Stockmoor Village  
Bridgwater  
TA6 6GS











£195,000

- Modern Mid-Terraced Property
  - Two Bedrooms
  - First Floor Bathroom
- Kitchen with Integrated Appliances
  - Cloakroom
  - Living Room
- Garage & Driveway
- Front Garden offering further parking
- Gas Central Heating & Double Glazing
  - No Onward Chain

This well-presented, two-bedroom home in Stockmoor Village is ready for new owners and comes with the advantage of no onward chain.

Nestled within a sought-after development, it's conveniently located near local amenities like Somerset Bridge Primary School.

The property features a driveway and garage, offering ample parking space. The enclosed rear garden provides a private retreat perfect for relaxation or entertaining, while the front garden adds potential for additional off-street parking.

This modern residence combines comfort with practicality—ideal for families or first-time buyers seeking community living with easy access to essential services. Don't miss out on this attractive option!

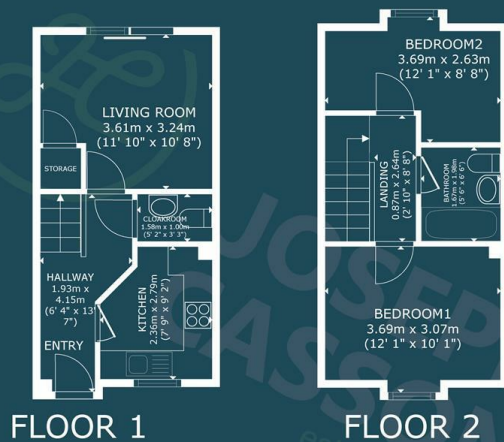
## ACCOMMODATION

This double-glazed, gas centrally heated accommodation briefly comprises: an entrance hallway, cloakroom, kitchen with integrated appliances, and a living room. Arranged on the first floor and accessed from the landing are two bedrooms and a bathroom. Externally, there is a shingled front garden giving the option for parking, and an enclosed rear garden with a lawned and paved patio area. To the rear is a driveway and garage.

## LOCATION

Stockmoor Village stunning new 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. Within the development are a small selection of shops and eateries, however, the bustling Somerset town of Bridgwater is 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.





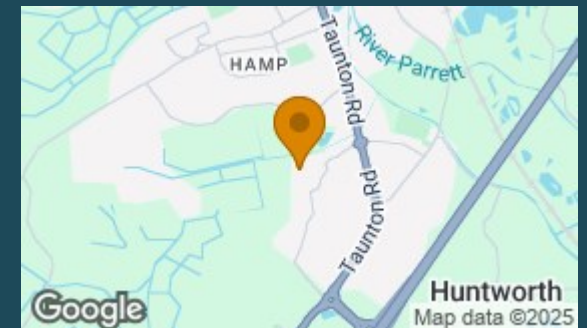
GROSS INTERNAL AREA  
FLOOR 1 26.4 m<sup>2</sup> (285 sq.ft.) FLOOR 2 27.6 m<sup>2</sup> (297 sq.ft.)  
EXCLUDED AREAS : GARAGE 15.7 m<sup>2</sup> (169 sq.ft.)  
TOTAL : 54.1 m<sup>2</sup> (582 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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



Joseph Casson Estate Agency -  
Bridgwater  
1 Friarn Lawn  
Bridgwater  
Somerset  
TA6 3LL

Contact  
01278258005  
office@josephcasson.co.uk  
www.josephcasson.co.uk



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