

Lilliana Way
Bridgwater
TA5 2GG




JOSEPH CASSON
the estate agency your home deserves





£275,000

- Spacious Detached Property
- Constructed by Bloor Homes in 2015
 - Three Bedrooms
 - Two Bathrooms
- Dual-Aspect Lounge
 - Kitchen/Diner
 - Cloakroom
- Enclosed Garden
- Garage & Driveway
- Gas Central Heating & Double Glazing

Welcome to this superbly presented three-bedroom home located in the Wilstock Village development.

With easy access to the M5, Taunton, and Bridgwater, this property is perfect for those who value convenience.

Built by Bloor Homes in 2015, the house features an enclosed garden, garage, and driveway—ideal for families or professionals alike.

Don't miss out on the opportunity to make this your new home!

ACCOMMODATION

This double-glazed, gas centrally heated accommodation briefly comprises: entrance hallway, cloakroom, dual-aspect lounge, and open-plan kitchen/dining room to the ground floor. Accessed via an attractive turning staircase and spacious first floor landing are three generously sized bedrooms (primary bedroom with en-suite shower room & fitted wardrobes) and a family bathroom.

Externally, the garden is enclosed and offers lawned and seating areas, and access to the driveway. There is a garage and driveway to the rear of the property.

LOCATION

Discover Wilstock Village, an impressive modern community nestled at the base of the Quantock Hills. With easy access to the M5 and A38, it's perfectly positioned near North Petherton.

Exciting news: a new community centre is underway next to Campion Way, set to finish by summer 2026! Enjoy scenic walks in Wilstock and Stockmoor Country Park.

Plus, explore local shops in Stockmoor & North Petherton or head just a mile to Bridgwater for even more amenities!

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: None

EPC Rating:

Council Tax Band: D

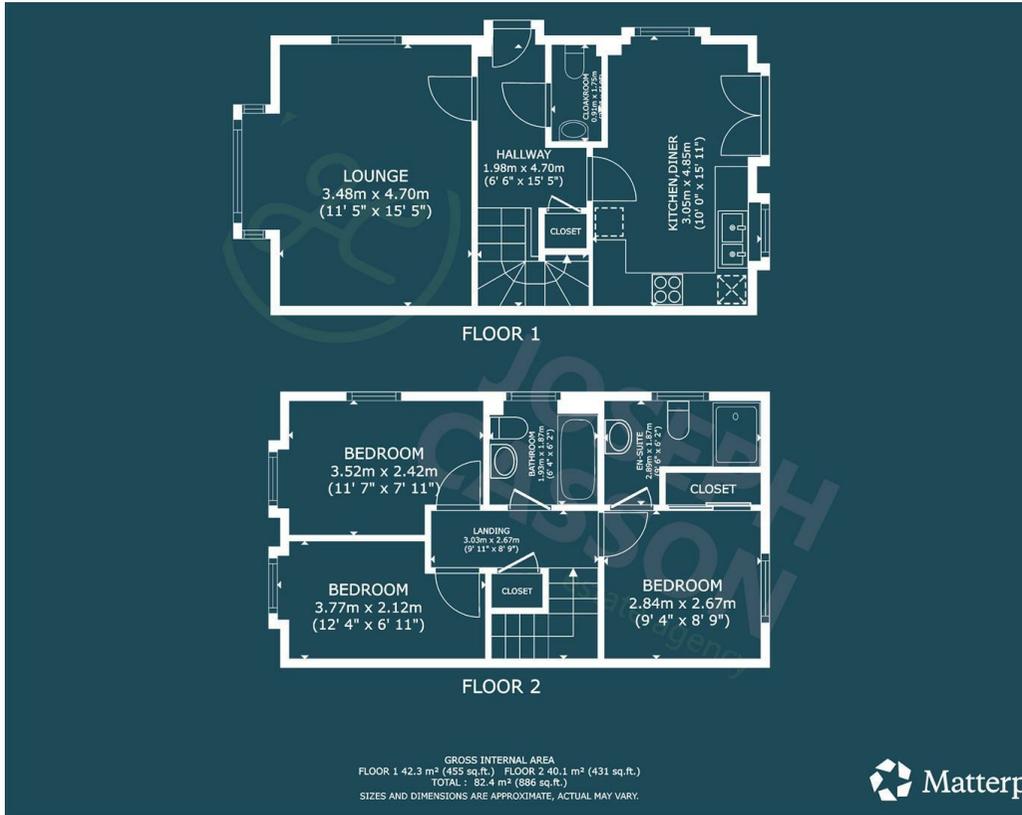
UTILITIES

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

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:

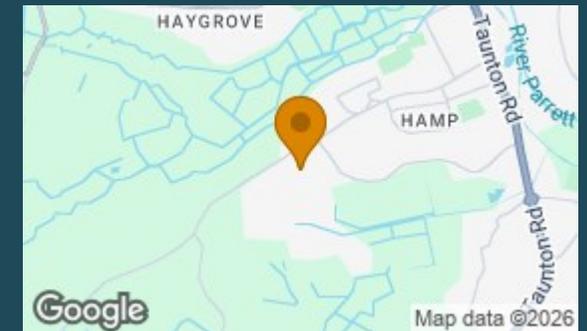
checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band

D

| 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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