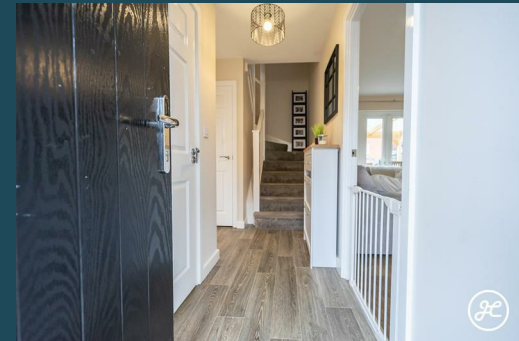


Marigold Road
Bridgwater
TA5 2SH




JOSEPH CASSON
the estate agency your home deserves





£305,000

- Modern Detached Family Home
- Constructed by Bloor Homes in 2021
 - Three Bedrooms
 - Two Bathrooms
- Lounge with Bay Window
 - Kitchen/Diner
 - Cloakroom
- Driveway with EV Charger
 - Enclosed Rear Garden
- Solar Panels & 5.32kWh Battery

Discover this stunning three-bedroom detached home by Bloor Homes, built in 2021, located in the desirable Wilstock Village development.

It boasts recently installed solar panels paired with a 5.32kWh battery, a driveway with an EV charger, and a spacious garden perfect for relaxation and entertaining.

Conveniently positioned near excellent transport links to the M5, Taunton, and Bridgwater.

ACCOMMODATION

This modern family home briefly comprises: an entrance hallway, a cloakroom, an impressive kitchen/dining room, and a lounge. The upstairs boasts three generously sized bedrooms, with the primary bedroom having its own en-suite shower room and fitted wardrobes. The remaining two bedrooms all share the luxurious family bathroom. Externally, this home benefits from parking for two vehicles and an impressive landscaped rear garden with multiple seating areas.

LOCATION

Wilstock Village is an impressive development of family homes situated at the foot of Quantock Hills that has retained an area of nearby nature walks 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 of a varied mix of local individual shops alongside high street stores.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: £174.48 per annum. (2025 figure.)

EPC Rating: C

Council Tax Band: B

UTILITIES

Water supply: Mains

Sewerage: Mains

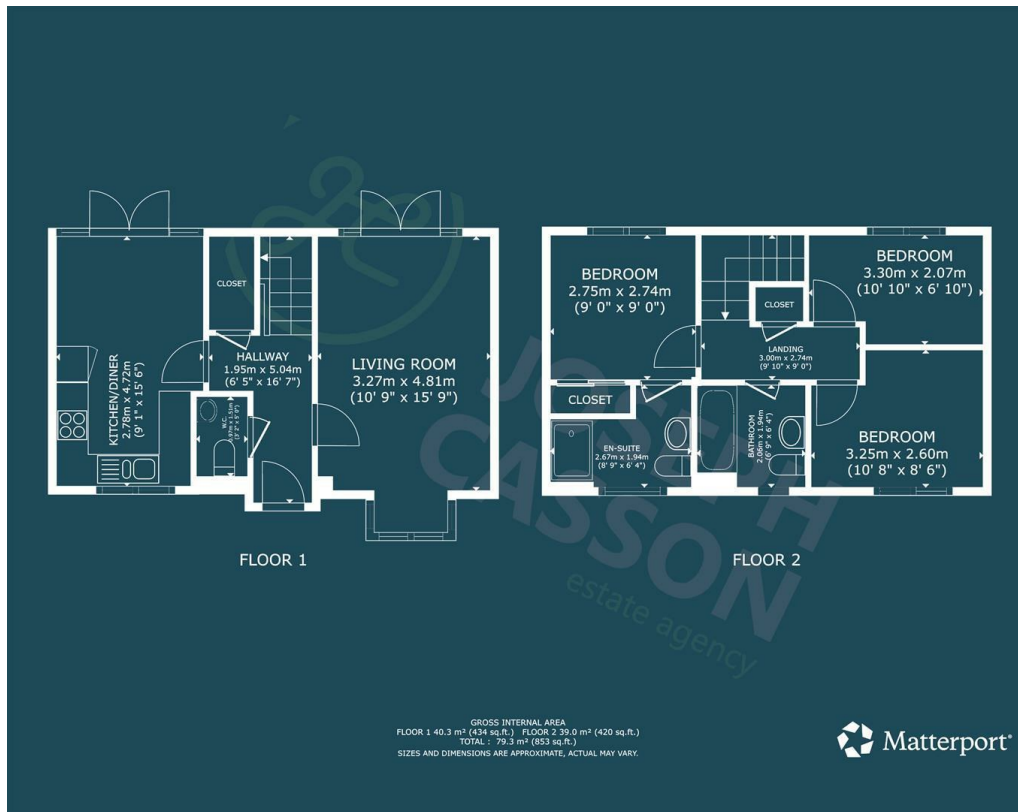
Electricity Supply: Mains + Solar Panels & 5.32kWh battery

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:

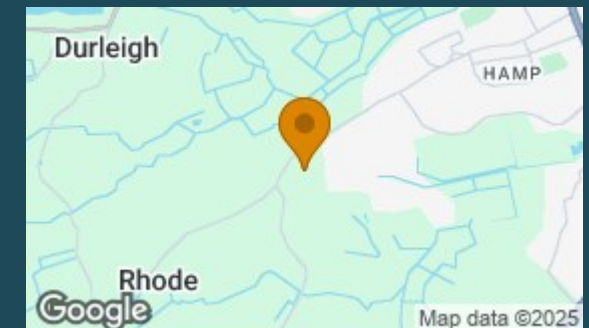
checker.ofcom.org.uk/en-gb/mobile-coverage

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

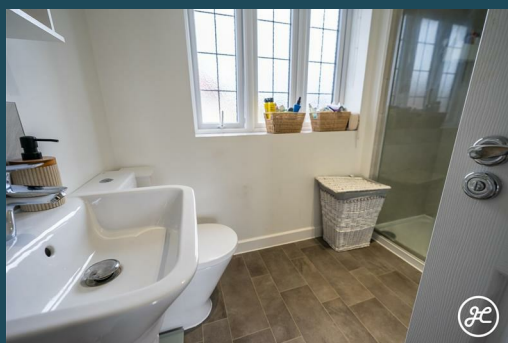
Council Tax Band

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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