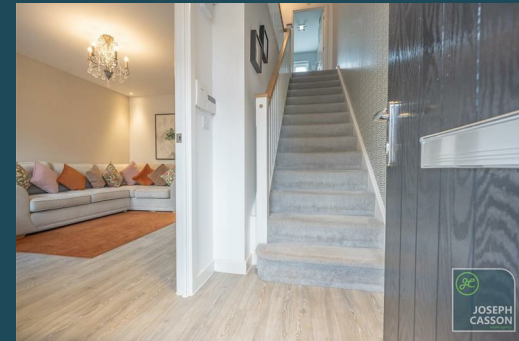


Campion Way
Bridgwater
TA5 2FB





**JOSEPH
CASSON**
estate agency



£295,000

- Substantial Modern Property
- Constructed in 2021 by Bloor Homes
 - Three Double Bedrooms
 - Two Bathrooms
 - Lounge
 - Kitchen/Diner
 - Utility & Cloakroom
- South Facing Rear Garden
- Garage & Driveway

Discover this impressive semi-detached family home, perfectly positioned within the sought-after Wilstock Village and boasting a generously sized south-facing rear garden. Offering spacious accommodation arranged over three floors, the property features three double bedrooms, including a superb principal suite complete with a dressing room and en-suite shower room.

The ground floor offers a welcoming entrance hallway, generous lounge, open-plan kitchen/dining room, utility room, and cloakroom, creating an ideal layout for modern family living.

Outside, the beautifully maintained rear garden provides a wonderful space for relaxing and entertaining, with both lawned and seating areas. The property also benefits from a garage and double-width driveway parking.

Conveniently situated between Bridgwater and North Petherton, with excellent access to Junction 24 of the M5, this stylish and versatile home combines generous living space, a family-friendly setting, and an excellent location. Viewing is highly recommended.

ACCOMMODATION

An attractive and well-presented three-bedroom home offering spacious and versatile accommodation arranged over three floors. The accommodation briefly comprises an entrance hallway, lounge, kitchen/dining room, utility room, and cloakroom to the ground floor. To the first floor are two generous double bedrooms and a family bathroom featuring both a bath and separate shower enclosure. Occupying the entire top floor is an impressive principal bedroom suite, benefitting from a dressing room and en-suite shower room.

Externally, the property enjoys a generously sized, south-facing rear garden, incorporating both lawned and seating areas, providing an excellent space for relaxation and entertaining. Beyond the garden is a garage together with side-by-side driveway parking for two vehicles.

LOCATION

Wilstock Village is an attractive modern development positioned at the foot of the Quantock Hills, offering excellent access to the M5, A38, and the nearby town of North Petherton. The village enjoys a convenient setting, with North Petherton providing a range of shops and everyday facilities, while the bustling town of Bridgwater — just a mile away — offers an extensive mix of independent retailers and well-known high-street stores.

A new community centre, cafe, and nursery is currently under construction on Campion Way, with completion expected in summer 2026. This exciting addition will further enhance the amenities available to residents of Wilstock Village.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: £198.78 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

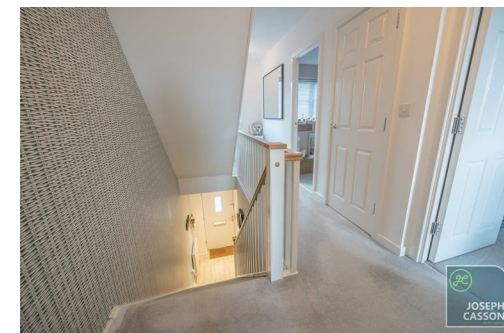
No Flooding in the last 5 years. Flood Information: flood-map-for-planning.service.gov.uk/location

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



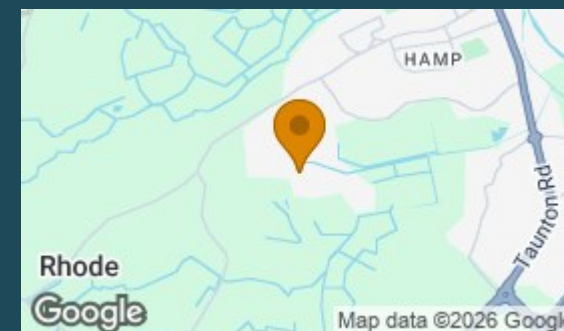


GROSS INTERNAL AREA
 FLOOR 1: 431 sq. ft, 40 m², FLOOR 2: 422 sq. ft, 39 m²
 FLOOR 3: 324 sq. ft, 30 m², EXCLUDED AREAS:
 DECK: 168 sq. ft, 16 m², REDUCED HEADROOM BELOW 1.5M: 17 sq. ft, 2 m²
TOTAL: 1178 sq. ft, 109 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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