

Bonita Drive
Wembdon
Bridgwater
TA6 7AW



JOSEPH CASSON

the estate agency your home deserves



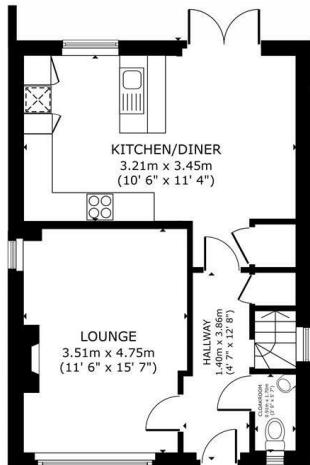


£340,000

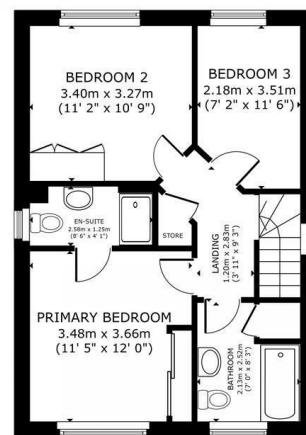
- Modern Detached Property
- Constructed By Redrow Homes in 2013
- Three Generously Sized Bedrooms
- Primary Bedroom With Fitted Wardrobes & En-Suite Shower Room
- Spacious Separate Lounge
- Open-Plan Kitchen / Diner
- Downstairs Cloakroom
- Enclosed Rear Garden With Lawn & Decked Patio
- Garage & Driveway Providing Ample Parking







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA

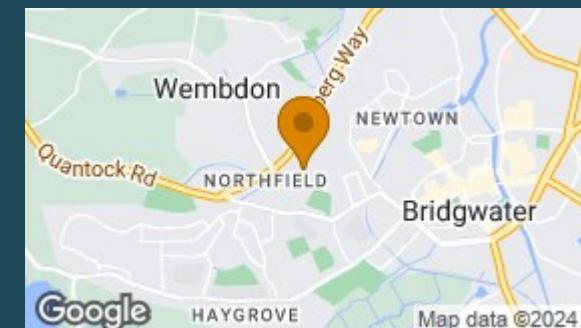
FLOOR 1 51.2 m² (551 sq.ft.) FLOOR 2 48.1 m² (518 sq.ft.)
 EXCLUDED AREAS : REAR GARDEN 103.3 m² (1,112 sq.ft.) GARAGE 25.6 m² (276 sq.ft.)
 TOTAL : 99.4 m² (1,070 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

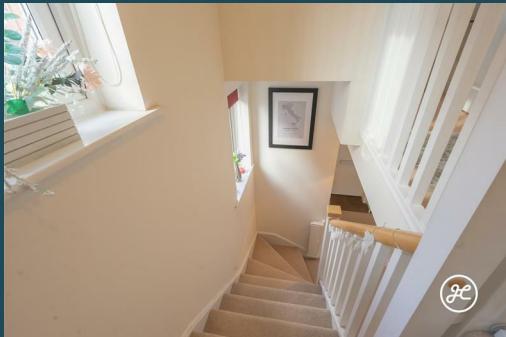
Council Tax Band

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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