



Campion Way

Bridgwater

£225,000

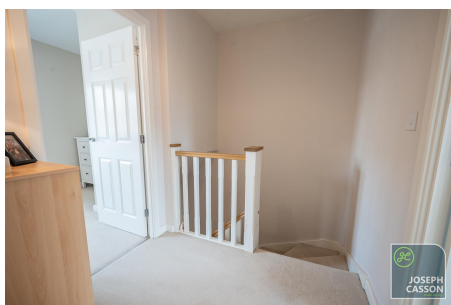
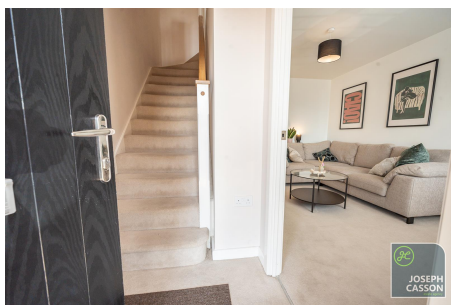
Ref: 34795477

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211

Taunton
Telephone: 01823 740051
Email: taunton@josephcasson.co.uk
Collar Factory, St Augustine Street, Taunton,
Somerset, TA1 1QN



Gallery



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Taunton
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 Collar Factory, St Augustine Street, Taunton,
 Somerset, TA1 1QN



Property Description

Location: Bridgwater

Welcome to this delightful two-bedroom semi-detached home, situated within the highly sought-after Wilstock Village development. Built by Bloor Homes in 2019, this modern property combines stylish design with energy efficiency, boasting an impressive B-rated Energy Performance Certificate.

Ideally positioned for convenient access to Bridgwater, Taunton and the M5 motorway, this home is perfectly suited to first-time buyers, young professionals and downsizers alike.

ACCOMMODATION - This double-glazed, gas centrally heated accommodation briefly comprises: entrance hallway, lounge, kitchen/diner, cloakroom, and utility area on the ground floor. Accessed via a spacious first-floor landing are two double bedrooms (the primary bedroom with en-suite shower room) and a family bathroom.

Externally, the rear garden is enclosed and is predominantly lawned with a patio area and side access. To the front are two parking spaces.

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 opposite this property (on Champion 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: B

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

Additional Info

For Sale	Beds: 2	Baths: 2
Type: House	Floor Area : 736 sqft	Spacious Semi-Detached Property
Constructed By Bloor Homes in 2019	Two Double Bedrooms	Two Bathrooms
Lounge	Kitchen/Diner	Utility Area & Cloakroom
Enclosed Rear Garden	Two Parking Spaces	Open-Plan Kitchens

FloorPlans

