

£325,000







Wembdon Road, Bridgwater, Somerset TA6 7PJ



## Features

- Detached property with neutral decor
- Two reception rooms
- Two double bedrooms with storage
- Picturesque garden with shrubs and trees
- Cozy dining area with gas fire
- Tranquil bedrooms with natural light
- Nestled in quiet neighborhood with strong community
- Situated west side of Bridgwater
- Every gardener's dream
- Conservatory

## Summary of Property

We are delighted to present this detached property, currently listed for sale. The home has been neutrally decorated, offering an inviting and clean slate for your personal touches. The property boasts of two reception rooms, kitchen, two double bedrooms, bathroom, conservatory and a beautiful garden settings with garage and driveway.

The property is perfectly suited for couples or sharers, ideally located in a quiet and peaceful neighbourhood with a strong local community and nearby schools. The property also features a secure parking area, accommodating multiple cars, and is a gardener's dream with a wide array of shrubs and trees throughout the grounds. Various areas allow for relaxing, and there is a timber shed, garage, and areas laid to lawn and patio.

The first reception room provides access to the picturesque garden and is fitted with sliding patio doors and a multi-fuel burner. The second reception room serves as a cosy dining area with a wall-mounted gas fire. The kitchen is compact but consists a gas hob, electric oven, a display wall cabinet, base units, and an under-counter fridge.

The two double bedrooms are a haven of peace and tranquillity. Bedroom one which is downstairs bathes in natural light, and bedroom two offers practical storage in the eaves. The bathroom is complete with a panel bath and mixer tap, a storage cupboard, a pedestal wash hand basin, and a low-level WC.

The property is nestled within council tax band C and comes with unique features such as a garage, parking, and a quaint garden. This property is a splendid combination of comfort and cha:

The property benefits from uPVC double glazing and is situated on the West side of Bridgwater.

EPC: TBC

COUNCIL TAX BAND: C - £2,135.46 2024/25

## Room Descriptions

### Entrance Hallway

Front aspect window

### Dining Room 11'5" x 8'6" (3.48m x 2.59m)

Nice sized room which would accommodate a six seater table and chairs with dual aspect windows to front and rear. Wall mounted gas fire.

### Door to:

Understairs storage

### Lounge 12'7" x 11'2" (3.83m x 3.4m)

Sliding patio doors to the side which can access the garden with two rear aspect windows either side of the multi-fuel burner.

### Conservatory 8'1" x 5'11" (2.46m x 1.80m)

A useful space for relaxing with French doors to the side.

### Kitchen 8'7" x 6'0" (2.64m x 1.83m)

Space for an undercounter fridge, gas hob with electric oven under, sink and drainer with base cabinets. There is also a wall glass front double cabinet and corner window to side and front. The gas boiler is also housed here.

### Ground Floor Bedroom 12'6" x 8'11" (3.81m x 2.72m)

A good double size with a bay window to the side and rear aspect window. Small gas wall mounted fire.

### First Floor Landing

### Bedroom 12'9" x 10'5" (3.88m x 3.17m)

A double size with eaves storage running along each side of the bedroom with a rear aspect window.

### Bathroom 6'7" x 5'11" (2.01m x 1.80m)

Comprising a panel bath with mixer tap, pedestal wash hand basin, wc and storage cupboard.

### Garage 16'3" x 7'7" (4.95m x 2.31m)

Is a brick construction with light, power and plumbing for a washing machine together with a shower cubicle.

### The Gardens

The property is approached via a two wooden solid gates opening into a gravelled driveway for multiple off-road parking. With an abundance of trees, plants, shrubs and varies seating areas. Situated within the gardens is a timber shed, also located within the gardens are lawned and patio areas.

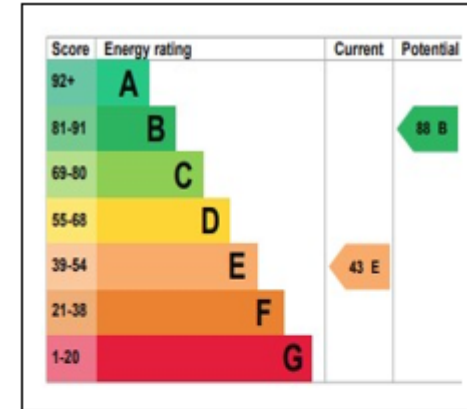




# Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Material Information

### Utilities Services:

Mains Water, Gas, Electricity & Drainage are Connected

### Flood Risk:

<https://flood-map-for-planning.service.gov.uk/>

### Broadband & Mobile Signal:

For an indication of specific speeds and supply or coverage in the area, we recommend potential Buyers use:-

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

### Planning Applications:

[https://sdc.somerset.gov.uk/planning\\_online](https://sdc.somerset.gov.uk/planning_online)