



GIBBINS RICHARDS

40 Wembdon Hill, Wembdon, Bridgwater TA6 7PX

£385,000

GIBBINS RICHARDS   
Making home moves happen



A spacious four bedroom semi-detached house located in a highly sought after position within the 'Wembdon' village area. Externally the property has multiple off road parking and garage to the front as well as raised paved seating area. There is a good size fully enclosed garden to the rear. Internally the accommodation is arranged over three storeys and comprises in brief; entrance hall, sitting room, inner hallway, dining room, kitchen/breakfast room, utility/WC. On the lower ground level is a double bedroom and on the first floor are three further bedrooms, bathroom and separate WC. The property is fully double glazed and warmed by mains gas fired central heating and has retained much original character.

Tenure: Freehold / Energy Rating: D-63 / Council Tax Band: D

This spacious family home is located in a convenient location within easy access to Bridgwater's town centre and within close proximity to Wembdon village amenities. Bridgwater town itself provides an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 and a mainline intercity railway station.

ACCOMMODATION ARRANGED OVER THREE STOREYS  
FOUR GOOD SIZE BEDROOMS  
GARAGE / OFF ROAD PARKING  
ENCLOSED REAR GARDEN  
HIGHLY SOUGHT AFTER LOCATION  
EASY ACCESS FOR TOWN CENTRE  
CHARACTERFUL PROPERTY







Entrance Hall	6' 5" x 6' 4" (1.95m x 1.93m) Obscure window to side. Door to sitting room.
Sitting Room	18' 9" x 13' 0" (5.71m x 3.96m) Front aspect window. High level cupboard housing electric fuse board. Exposed brick fireplace with cast iron multi-fuel stove. Narrow window to rear.
Inner Hallway	12' 1" x 5' 5" (3.68m x 1.65m) Stairs to first floor and basement. Door to kitchen.
Dining Room	15' 2" x 12' 0" (4.62m x 3.65m) Side aspect window. Feature open fireplace with lighting.
Kitchen	16' 10" x 8' 0" (5.13m x 2.44m) Window to side. Door to front. Wall mounted 'Worcester' gas boiler. Wide opening to breakfast area.
Breakfast Area	16' 1" x 7' 5" (4.90m x 2.26m) Double opening French doors to rear garden. Ample seating space.
Utility/WC	7' 11" x 4' 11" (2.41m x 1.50m) Rear aspect obscure window. Space and plumbing for appliances. Velux window. Doors to all bedrooms and
First Floor Split Landing bathroom.	
Bedroom	13' 0" x 12' 0" (3.96m x 3.65m) Front aspect window.
Bedroom	12' 3" x 6' 3" (3.73m x 1.90m) Front aspect window.
Bedroom	12' 10" x 8' 9" (3.91m x 2.66m) Side aspect window.
Bathroom	8' 8" x 8' 4" (2.64m x 2.54m) Door to airing cupboard. Fitted with a three piece suite comprising corner jacuzzi bath and separate shower cubicle.
Separate WC	4' 4" x 3' 8" (1.32m x 1.12m)
Basement/Bedroom	12' 3" x 11' 11" (3.73m x 3.63m) Front aspect window.
Outside	To the front of the property is a good size garage and off road parking with steps leading to front door and large paved terrace. To the rear is a good size enclosed garden laid predominantly to lawn.

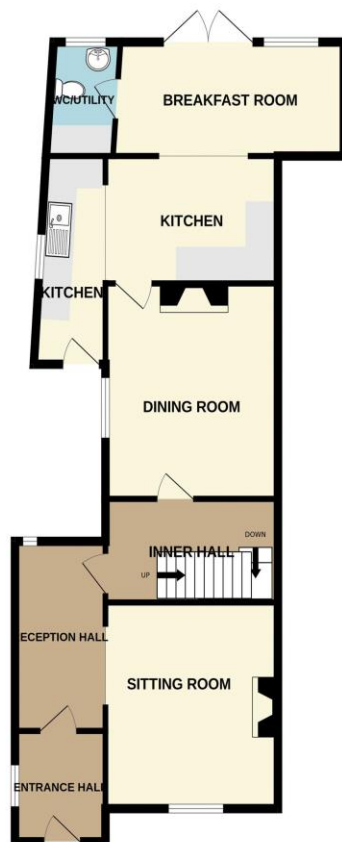




**BASEMENT LEVEL**  
187 sq.ft. (17.3 sq.m.) approx.



**GROUND FLOOR**  
811 sq.ft. (75.3 sq.m.) approx.



**1ST FLOOR**  
569 sq.ft. (52.9 sq.m.) approx.



**TOTAL FLOOR AREA:** 1567 sq.ft. (145.5 sq.m.) approx.

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.  
Made with Metropix ©2023



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.  
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.

**17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488**  
**Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk**