



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. 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

Utility/WC

13' 0" x 12' 0" (3.96m x 3.65m) Front aspect

First Floor Split Landing
bathroom.

12' 3" x 6' 3" (3.73m x 1.90m) Front aspect window. 12' 10" x 8' 9" (3.91m x 2.66m) Side aspect window. 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.

Bedroom

4' 4" x 3' 8" (1.32m x 1.12m)

window.

Bedroom

12' 3" x 11' 1" (3.73m x 3.63m) Front aspect

Bedroom

window. Space and plumbing for appliances. Velux window. Doors to all bedrooms and

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' 1" (3.73m x 3.63m) Front aspect

window.

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.

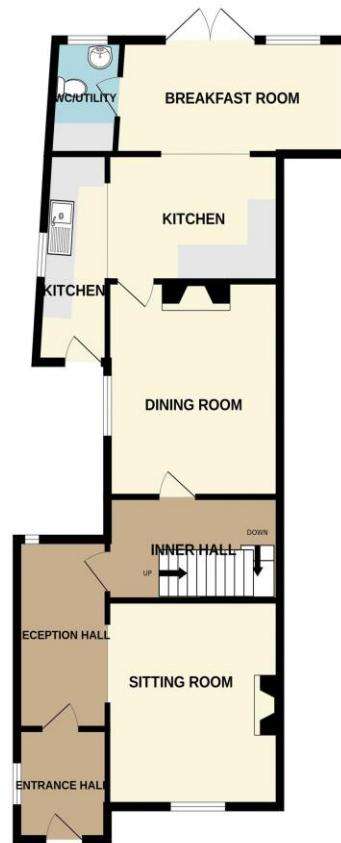
Outside



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.

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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.



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