



GIBBINS RICHARDS 

15 Lyndhurst Crescent, Wembdon, Bridgwater TA6 7QG

£360,000

GIBBINS RICHARDS 
Making home moves happen

A spacious four bedroom detached family home boasting generous size corner plot gardens and located in a cul-de-sac position in this sought after village. The accommodation includes, porch, hall, shower room, sitting room, dining room, kitchen/breakfast room, utility room, four generous size first floor bedrooms and bathroom. Single garage and driveway, private gardens. The property is available with NO ONWARD CHAIN. This spacious four bedroom detached property occupies an end of cul-de-sac position in the sought after 'Inwood' estate in Wembdon. The property itself has been extended over the years with the addition of a porch and utility room. The accommodation overall is in need of some cosmetic improvement but provides a wonderful opportunity for the discerning buyer to create its own stamp on the property.

Tenure: Freehold / Energy Rating: D / Council Tax Band: E

SPACIOUS DETACHED FOUR BEDROOM HOME
CORNER PLOT POSITION
NO ONWARD CHAIN
TWO SEPARATE RECEPTION ROOMS
KITCHEN/BREAKFAST ROOM
UTILITY ROOM
FOUR GENEROUS SIZE FIRST FLOOR BEDROOMS
DOWNSTAIRS SHOWER ROOM / FIRST FLOOR BATHROOM
SINGLE GARAGE / AMPLE OFF ROAD PARKING
GAS CENTRAL HEATING



GIBBINS RICHARDS ▲



GIBBINS RICHARDS ▲



GIBBINS RICHARDS ▲



GIBBINS RICHARDS ▲



GIBBINS RICHARDS ▲

Entrance Porch
 Entrance Hall
 Shower Room
 Sitting Room

Dining Room
 Kitchen/Breakfast Room

Utility Room

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

Outside

Garage

Shower enclosure, WC and wash basin.
 17' 0" x 12' 0" (5.18m x 3.65m) with patio doors to garden. Fireplace surround.

16' 0" x 10' 6" (4.87m x 3.20m)

15' 10" x 9' 5" (4.82m x 2.87m) with an array of fitted floor and wall cupboard units including built-in freezer, fridge (not operable), double oven and dishwasher.

14' 6" x 6' 8" (4.42m x 2.03m) Space for fridge/freezer, plumbing for washing machine. Wall mounted gas fired boiler, vent for tumble dryer. Access to front and rear gardens.

Airing cupboard containing lagged hot water tank.

14' 10" x 11' 10" (4.52m x 3.60m) with fitted wardrobes, storage and bed recess areas.

10' 0" x 9' 8" (3.05m x 2.94m) with loft access.

10' 0" x 9' 8" (3.05m x 2.94m)

12' 0" x 7' 0" (3.65m x 2.13m)

9' 2" x 6' 9" (2.79m x 2.06m) incorporating bath with electric shower, wash basin, bidet, WC.

To the front of the property there is a driveway and single garage with further gravelled off road parking area to front. Side access and access also from garage to the rear garden which contains a high degree of privacy with a generous corner plot incorporating ornamental patio, timber storage shed, fish pond, generous size lawned sections, lean-to greenhouse and further patio/seating area. Side gate to front and access door to garage. There is a further storage area between the utility and front garden, ideal for recycling bins etc.

18' 10" x 8' 6" (5.74m x 2.59m) with light, power and up and over door.



GIBBINS RICHARDS ▲

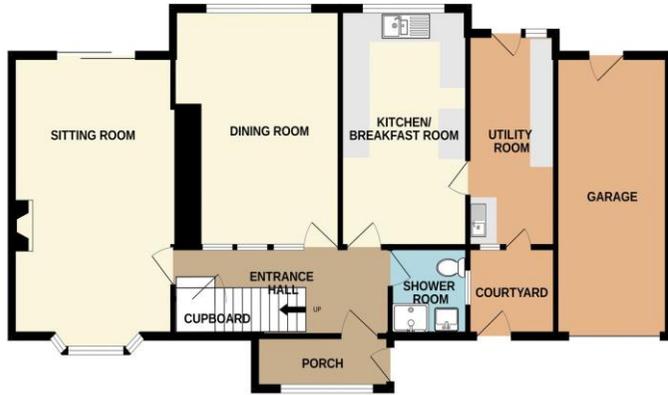


GIBBINS RICHARDS ▲



GIBBINS RICHARDS ▲

GROUND FLOOR
977 sq.ft. (90.8 sq.m.) approx.



1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA: 1581 sq.ft. (146.9 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 62024



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. *Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.*

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