



GIBBINS RICHARDS 

90 Wembdon Hill, Wembdon, Bridgwater TA6 7PZ

£535,000

GIBBINS RICHARDS 
Making home moves happen

An impressive five bedroom detached house located on the enviable Wembdon Hill and benefits from spectacular views to both front and rear. The property has multiple off road parking, garage, gas central heating, double glazing throughout and stunning open plan kitchen/dining room. The accommodation comprises in brief; entrance hallway, family room/bedroom 5, dining room, sitting room, impressive kitchen/dining room with built-in appliances, separate utility and ground floor WC. To the first floor are four bedrooms (master with en-suite shower room) and family bathroom. Fully enclosed large rear garden.

Tenure: Freehold / Energy Rating: C / Council Tax Band: F

To the rear is a very large, tiered garden which affords spectacular views across open countryside and across the Bristol Channel to Wales. This leads down to a garage which has vehicular access from a lane at the rear.

The property is located within the sought after Wembdon village, which is located on the west side of the town centre. Wembdon provides a popular nearby primary school, public house, church, village hall and playing fields. Bridgwater town itself offers an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

ENVIABLE POSITION
DETACHED HOUSE
MULTIPLE OFF ROAD PARKING / GARAGE
LARGE GARDEN TO REAR
GAS CENTRAL HEATING
DOUBLE GLAZING
GROUND FLOOR CLOAKROOM / EN-SUITE SHOWER ROOM / FAMILY BATHROOM
SPECTACULAR VIEWS TO FRONT & REAR
VIEWING HIGHLY RECOMMENDED





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Entrance Hall	Stairs to first floor. Doors to dining room, family room/bedroom 5 and kitchen/dining room. Storage cupboards,
Family Room/Bedroom 5	15' 5" x 9' 6" (4.7m x 2.9m) Front aspect bay window.
Dining Room	16' 9" x 13' 5" (5.1m x 4.1m) Front aspect bay window. Feature fireplace with inset log burner. Doors to sitting room.
Sitting Room	13' 9" x 11' 10" (4.2m x 3.6m) Doors to kitchen/dining room. Feature fireplace with inset log burner.
Kitchen/Dining Room	('L'shaped) Velux sky lights. Kitchen Area: 19' 8" x 15' 1" (6.m x 4.6m) Rear aspect window. Fitted with modern wall and floor cupboard units. Central island. Integrated appliances including dishwasher, gas hob, electric oven. Door to utility room. Dining Area: 12' 10" x 8' 2" (3.9m x 2.5m) French doors to rear garden.
Utility Room	6' 11" x 5' 3" (2.1m x 1.6m) Modern fitted floor and wall cupboard units. Space and plumbing for washing machine and tumble dryer. Door to;
WC	4' 7" x 2' 7" (1.4m x 0.8m) Rear aspect obscure window. Fitted white suite comprising low level WC and wash hand basin. Heated towel rail.
First Floor Landing	Doors to four bedrooms and family bathroom. Storage cupboard. Access to loft.
Bedroom 1	14' 1" x 13' 1" (4.3m x 4.m) Rear aspect window. Door to;
En-Suite Shower Room	7' 3" x 5' 11" (2.2m x 1.8m) Rear aspect obscure window. Modern suite comprising low level WC, wash hand basin and walk-in shower enclosure. Heated towel rail.
Bedroom 2	20' 4" x 9' 6" (6.2m x 2.9m) Front aspect bay window.
Bedroom 3	16' 9" x 11' 10" (5.1m x 3.6m) Front aspect bay window.
Bedroom 4	8' 6" x 7' 10" (2.6m x 2.4m) Front aspect window.
Family Bathroom	Rear aspect obscure window. Equipped in a modern white suite comprising low level WC, wash hand basin and bath with overhead shower. Heated towel rail.
Outside	The rear garden is tiered and laid to patio, lawn with additional garage to the bottom tier of the garden. Accessed via rear lane. To the front there is off road parking for multiple vehicles.



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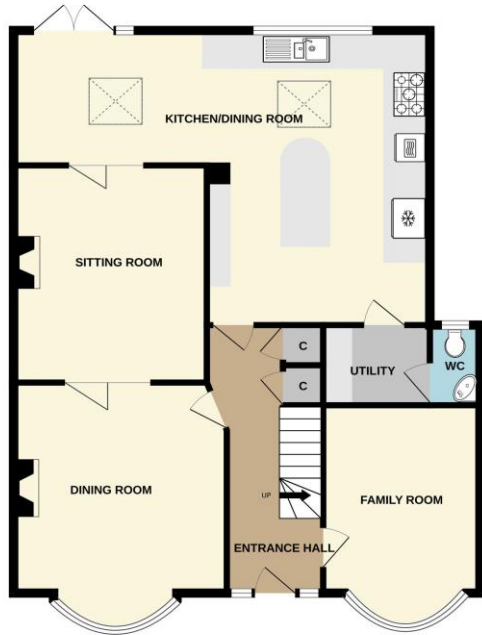


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GROUND FLOOR



1ST FLOOR



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