



GIBBINS RICHARDS 

Greenoaks, Orchard Lane, Wembdon, Bridgwater TA6 7QY

£349,950

GIBBINS RICHARDS 
Making home moves happen

**** NO ONWARD CHAIN **** A detached bungalow located in a 'no through' road in this popular village of Wembdon. The accommodation includes entrance hall, sitting room, spacious kitchen/dining room, double glazed conservatory, three bedrooms including en-suite shower room and additional shower room. Driveway, garage, low maintenance gardens.

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

Greenoaks is a detached bungalow believed to be built in 1997, and is located in a most pleasant 'no through' road position. The accommodation benefit from gas central heating and provides a most useful conservatory as well as an en-suite shower room and a separate re-fitted shower room. Orchard Lane is a small cul-de-sac off Wembdon Rise within the sought after village which is within easy access to the town centre itself.

NO ONWARD CHAIN
DETACHED BUNGALOW
POPULAR LOCATION
THREE BEDROOMS
EN-SUITE SHOWER ROOM & RE-FITTED FAMILY SHOWER ROOM
GARAGE / OFF ROAD PARKING
FULLY ENCLOSED REAR GARDEN
GAS CENTRAL HEATING





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Entrance Lobby
Entrance Hall
Sitting Room

Airing cupboard. Access to loft space.
17' 2" x 11' 10" (5.23m x 3.60m) Feature
fireplace and patio doors to
conservatory.

Kitchen/Dining Room

14' 9" x 13' 0" (4.49m x 3.96m)
incorporating built-in appliances
including fridge/freezer, double oven and
gas hob. Gas fired boiler. Space and
plumbing for dishwasher.

Conservatory

19' 2" x 9' 8" (5.84m x 2.94m)

Shower Room

8' 3" x 5' 10" (2.51m x 1.78m)

Bedroom 1

11' 10" x 10' 5" (3.60m x 3.17m) Double
wardrobe.

En-Suite Shower Room

Shower enclosure, WC and wash hand
basin.

Bedroom 2

12' 2" x 10' 0" (3.71m x 3.05m)

Bedroom 3

9' 2" x 8' 6" (2.79m x 2.59m)

Outside

Driveway leading to DETACHED GARAGE
with electronic roller door as well as door
to rear garden. The rear garden is 'L'
shaped of a low maintenance theme with
paved areas and raised borders.

AGENTS NOTE

Please note we have been advised by our
vendors that spray foam insulation has
been installed in the roof space.



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GROUND FLOOR
1084 sq.ft. (100.7 sq.m.) approx.



TOTAL FLOOR AREA: 1084 sq.ft. (100.7 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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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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