



**GIBBINS RICHARDS**   
Making home moves happen

**5 Bonita Drive, Wembdon, Bridgwater TA6 7AU**  
**£325,000**

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A very well presented three storey home located on the favoured west side of Bridgwater. Spacious and versatile accommodation includes entrance hall, cloakroom, modern fitted kitchen with built-in appliances, spacious sitting/dining room with access to garden, first floor providing two bedrooms and bathroom. Large second floor bedroom with en-suite shower room and separate shower room and further double bedroom. Enclosed rear garden, garage and parking close by.

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

An internal viewing is strongly advised to fully appreciate this very spacious and well presented three storey semi-detached home. The property is sited on the favoured 'Wembdon Grange' development which is within easy access to local facilities as well as recreational space and Wembdon Village Hall. The town centre is less than one mile distant which provides a host of shopping and leisure facilities.

POPULAR 'WEMBDON GRANGE' DEVELOPMENT  
THREE STOREY SEMI DETACHED HOUSE  
FOUR BEDROOMS (MASTER WITH EN-SUITE SHOWER ROOM)  
GROUND FLOOR CLOAKROOM / FAMILY BATHROOM / EN-SUITE / SEPARATE SHOWER ROOM  
FULLY DOUBLE GLAZED  
GAS CENTRAL HEATING  
PRIVATE & FULLY ENCLOSED REAR GARDEN  
SINGLE GARAGE / OFF ROAD PARKING  
IDEAL FAMILY HOME - VIEWING ADVISED



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Reception Hall

Stairs to first floor, under stairs recess and deep storage cupboard.

Cloakroom

WC and wash hand basin.

Kitchen

Well fitted with a modern range of floor and wall cupboard units with integrated appliances including double oven, five burner gas hob and extractor hood, integrated fridge/freezer unit. Concealed gas fired central heating boiler.

Sitting/Dining Room

15' 6" x 11' 0" (4.72m x 3.35m) with access to garden.

First Floor Landing

Bedroom 1

15' 6" x 11' 0" (4.72m x 3.35m) with 'Juliet' balcony.

Bedroom 4

9' 6" x 8' 5" (2.89m x 2.56m) (currently being utilized as a study)

Bathroom

8' 5" x 6' 5" (2.56m x 1.95m) Bath with rain head shower and mixer attachments, WC and wash hand basin.

Second Floor Landing

Bedroom 2

Airing cupboard.

12' 0" x 11' 0" (3.65m x 3.35m) Door to;

En-Suite Shower Room

Shower enclosure, WC and wash hand basin.

Bedroom 3

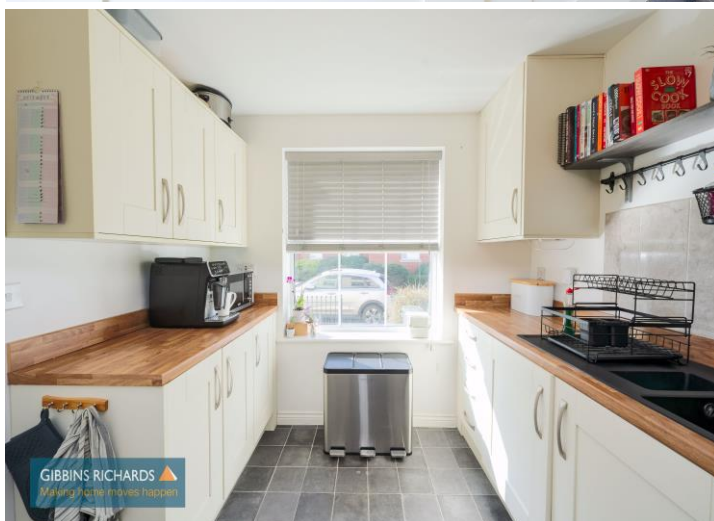
15' 6" x 9' 2" (4.72m x 2.79m) reducing to 6' 5" (1.95m)

Shower Room

Shower enclosure, WC and wash hand basin.

Outside

Garage and driveway close by. Fully enclosed rear garden with patio, lawned section and decking area as well as a side access gate to front.



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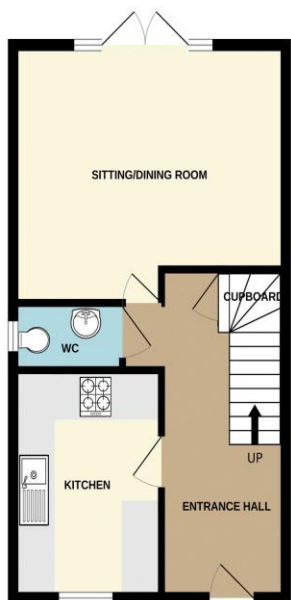
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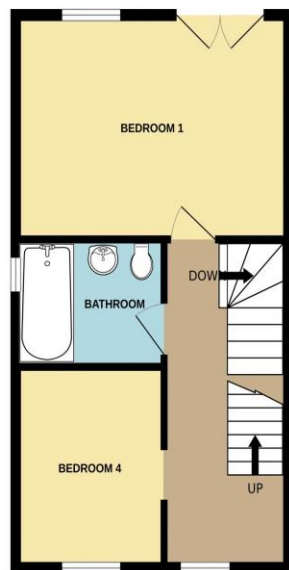
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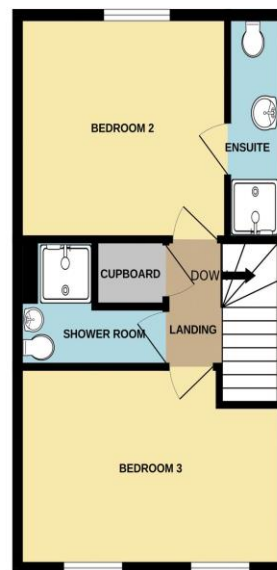
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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.



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.

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