



GIBBINS RICHARDS 
Making home moves happen

13 Meadow Park, Wembdon, Bridgwater TA6 7QE

£285,000

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A well presented and extended semi-detached bungalow located in this highly regarded area within easy reach of local amenities. The accommodation is warmed by gas central heating and comprises; entrance hall, sitting room, separate dining room, fitted kitchen, two double bedrooms, shower room and separate cloakroom. A long side driveway, garage/workshop and a generous size private garden to rear.

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

This semi-detached bungalow benefits from no onward chain and provides well presented accommodation which has been extended over the years to create additional bedroom and cloakroom facility. The property stands in generous size gardens with ample off road parking and garage/workshop. Wembdon is a sought after village on the western fringe of Bridgwater and provides, Church, village hall, primary school and playing fields. Bridgwater town centre is just over one mile distant which provides a wealth of shopping and leisure facilities as well as M5 and railway access.

EXTENDED ACCOMMODATION
TWO RECEPTION ROOMS
TWO BEDROOMS
SHOWER ROOM / SEPARATE WC
AMPLE OFF ROAD PARKING
GARAGE/WORKSHOP
PRIVATE REAR GARDEN
NO ONWARD CHAIN
GAS CENTRAL HEATING / DOUBLE GLAZING
SOUGHT AFTER LOCATION





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| Entrance Hall | Access to loft space. Boiler cupboard containing combination gas fired central heating boiler. |
| Sitting Room | 12' 5" x 11' 5" (3.78m x 3.48m) Doors to; |
| Dining Room | 11' 5" x 11' 2" (3.48m x 3.40m) |
| Kitchen | 11' 5" x 7' 5" (3.48m x 2.26m) |
| Inner Hall | Door to outside and cloakroom. |
| Cloakroom | WC and wash hand basin. |
| Bedroom 1 | 14' 8" x 11' 5" (4.47m x 3.48m) |
| Bedroom 2 | 11' 5" x 7' 5" (3.48m x 2.26m) (off entrance hall) |
| Shower Room | 7' 10" x 4' 10" (2.39m x 1.47m) including double shower enclosure, low level WC and wash hand basin. |
| Outside | Open plan front garden with a long side driveway leading to a GARAGE/WORKSHOP - 20' 0" x 12' 0" (6.09m x 3.65m) with light and power, automated roller door, door to rear garden. Steps leading up to a long lawned section with summerhouse and shed. The garden benefits from a high degree of privacy. |



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GROUND 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.



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