



GIBBINS RICHARDS 
Making home moves happen

5 Booth Way, Wembdon, Bridgwater TA6 7AL
£234,950

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A three bedroom semi detached property located in a cul-de-sac of similar aged properties within the parish of Wembdon. The property is offered with NO ONWARD CHAIN. The accommodation comprises in brief; reception hall, good size front aspect sitting room, kitchen/diner, three good size bedrooms and family bathroom. Potential for creating a driveway to the side of the property and enclosed rear garden.

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

The property is located within the Wembdon district and is within easy walking distance to Bridgwater's town centre. Bridgwater town itself provides 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.

- NO ONWARD CHAIN
- THREE BEDROOM SEMI-DETACHED HOUSE
- GAS CENTRAL HEATING
- POTENTIAL FOR OFF ROAD PARKING
- THREE GOOD SIZE BEDROOMS
- FIRST FLOOR BATHROOM WITH WHITE SUITE
- FULLY ENCLOSED REAR GARDEN
- WALKING DISTANCE TO LOCAL AMENITIES



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Entrance Hall	6' 1" x 5' 0" (1.85m x 1.52m) Stairs leading to first floor.
Sitting Room	14' 7" x 12' 1" (4.44m x 3.68m) Front aspect window, understairs storage cupboard. sliding door to;
Kitchen/Diner	15' 2" x 7' 1" (4.62m x 2.16m) Rear aspect window and door to garden. Fitted with a wooden style 'Shaker' units to base and wall, eye level oven and grill, four ring hob. Gas boiler.
First Floor Landing	Doors to three bedrooms and bathroom. Hatch to loft. Airing cupboard.
Bedroom 1	12' 4" x 8' 5" (3.76m x 2.56m) Rear aspect window.
Bedroom 2	10' 3" x 7' 7" (3.12m x 2.31m) Front aspect window.
Bedroom 3	7' 3" x 6' 9" (2.21m x 2.06m) Front aspect window.
Bathroom	6' 5" x 5' 11" (1.95m x 1.80m) Rear aspect obscure window. Fitted with a 'P' shaped bath with shower over, low level WC and wash hand basin.
Outside	The frontage is mainly laid to grass and the plot extends to the side where off road parking could easily be created. A side gate to the rear garden from the front. The rear garden is fully enclosed with fencing and mainly laid to lawn.



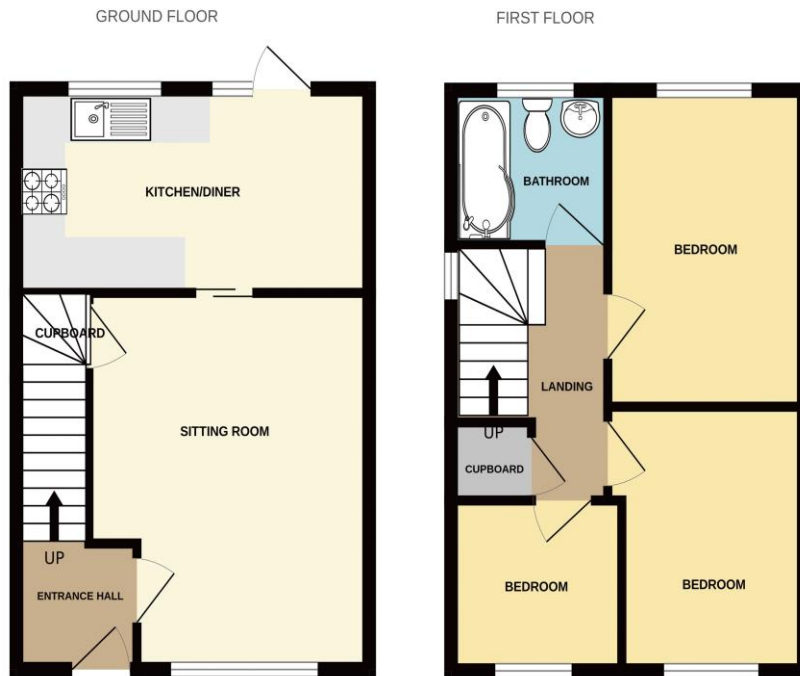
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 £40 + VAT (£48) **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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