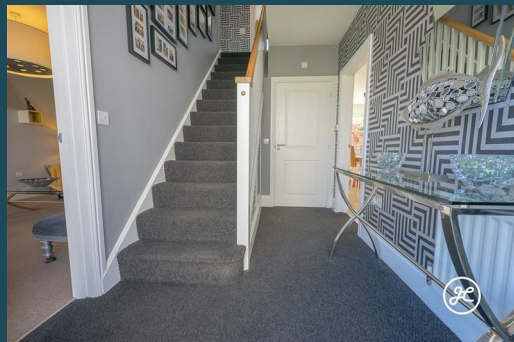


Carver Close  
Wembdon  
Bridgwater  
TA6 7BJ



  
**JOSEPH CASSON**  
the estate agency your home deserves









£450,000

- Modern Detached Property
- Constructed By Redrow Homes in 2013
- Impressive First Floor Landing
- Four Generously Sized Bedrooms
- Primary Bedroom With Fitted Wardrobes & En-Suite Shower Room
- Separate Lounge
- Open-Plan Kitchen/Dining/Living Room
- Downstairs Cloakroom & Utility Room
- Enclosed Rear Garden With Seating & Lawned Areas
- Garage & Driveway

Nestled within the sought-after Redrow Homes development, this remarkable four-bedroom detached property awaits you. Positioned just off Wembdon Road, it enjoys a prime location, conveniently close to both Wembdon village and Bridgwater town centres.

Prepare to be captivated by the luxurious kitchen/dining/living room, a true masterpiece. Indulge in the separate sitting room, offering a cozy retreat for relaxation. The generously sized garden beckons you to embrace the outdoors, while the convenience of a garage and driveway adds a touch of practicality.

With energy efficiency at its core, this property boasts an impressive EPC rating of B. Don't miss out on the opportunity to make this exceptional home yours.

## ACCOMMODATION

This thoughtfully designed, double glazed & gas centrally heated accommodation briefly comprises: entrance hallway, cloakroom, well-proportioned lounge and an impressive open-plan kitchen/dining/family room with high quality integrated appliances, and a utility room.

Arranged on the first floor, accessed off a spacious landing is a family bathroom and four generously sized bedrooms, the primary bedroom benefitting from integrated wardrobes and a contemporary en-suite shower room.

Externally, the property is surrounded by established shrubs & flowers, the enclosed rear garden offers an excellent degree of privacy and is predominantly laid to lawn with paved patio and raised decking seating areas, and shrub & flower borders, side access to driveway & garage. Parking is on own driveway in front of the single garage and there is an additional area of hardstanding directly to the side.

## LOCATION

Positioned with a small development on the outskirts of Wembdon, directly accessed from Wembdon Road. Carver Close is ideally situated midway between the heart of Wembdon Village and Bridgwater's Town Centre.

Within Wembdon, there is a local primary school, village shop (& post office), the historic St. George's Church, The Cottage public house, children's playground, garage, cricket & football pitches and The Green, a multi-purpose building; cricket pavilion, nursery & village hall.

Bridgwater offers a wide range of amenities and has excellent transport links to the M5 motorway and mainline rail link. A short distance to the West is the Quantocks Hills, an Area of Outstanding Natural Beauty.







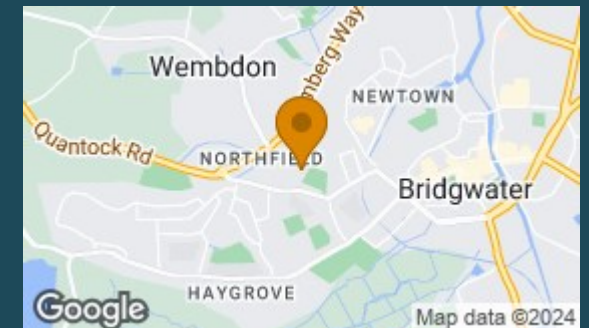
GROSS INTERNAL AREA  
 FLOOR 1: 794 sq ft, 73.81 m<sup>2</sup>, FLOOR 2: 800 sq ft, 74.31 m<sup>2</sup>  
 TOTAL: 1594 sq ft, 148.12 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Council Tax Band

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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