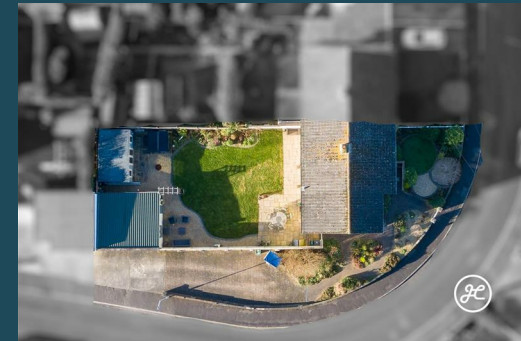


Greenacre
Wembdon
Bridgwater
TA6 7RE



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£415,000

- Extended Semi-Detached Property
 - Four Bedrooms
 - Two Bathrooms
 - Two Reception Rooms
 - Kitchen/Diner
 - Utility Room & Cloakroom
 - Large Rear Garden
 - Double Garage & Driveway
- Gas Central Heating & Double Glazing
 - EPC RATING: D

Nestled in the heart of Wembdon, this attractive semi-detached family home boasts an enviable corner plot. With its four bedrooms, this well-maintained property is perfect for a growing family.

The house has been thoughtfully extended across two floors, providing ample space for everyone. A double garage and generous parking space ensure convenience for multiple vehicles.

The south-facing rear garden is a delightful retreat, inviting you to soak up the sun and relax in tranquility. This property truly offers the best of both worlds - a peaceful haven in a sought-after location, yet close to all the amenities and conveniences you could desire. Don't miss the opportunity to make this your dream home.

ACCOMMODATION

This double glazed, gas centrally heated accommodation briefly comprises: entrance hallway, two independent reception rooms, a kitchen/breakfast room (with integrated Neff appliances & Granite work surfaces), a utility room and a cloakroom to the ground floor.

Arranged on the first floor and accessed from the landing are four bedrooms including a spacious primary bedroom with en-suite shower room. The smallest bedroom is currently being used as a dressing room, and a bathroom completes the internal accommodation.

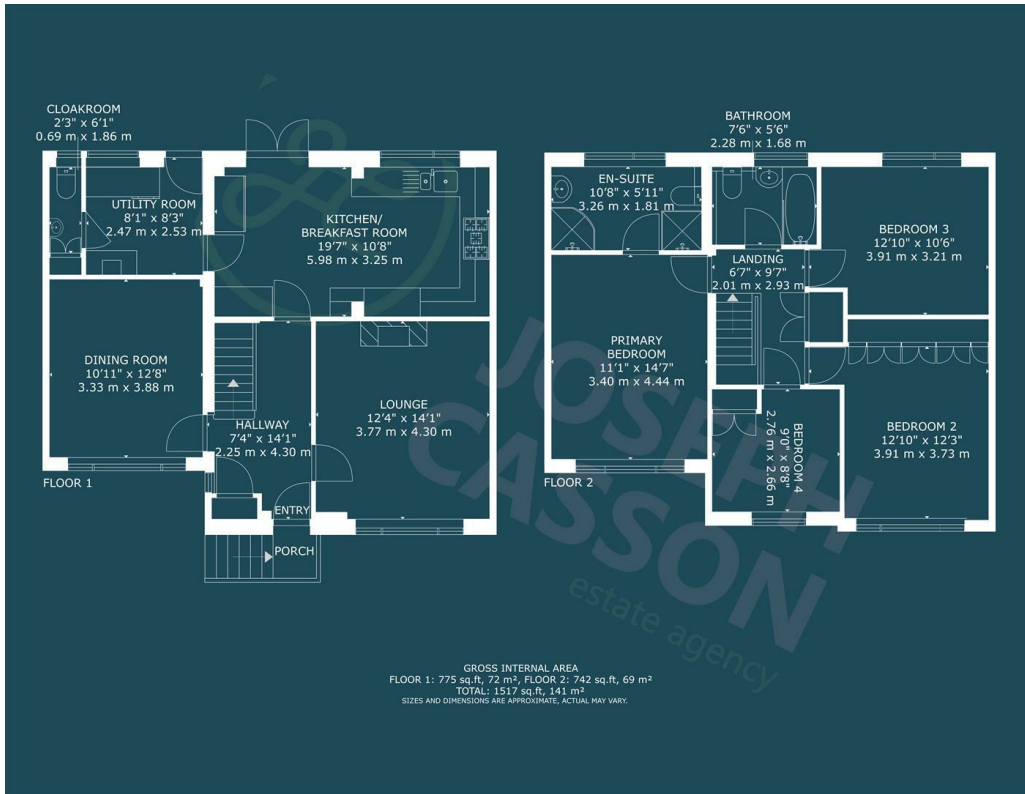
Externally, there is a landscaped front/side garden and an enclosed south-facing garden to the rear of very generous proportions offering multiple seating areas and an area of lawn. There is also a hot tub (available under separate negotiations) and a large summer house which is currently being utilised as a snug & bar but could become an impressive home office. To the side is a double garage and ample parking.

LOCATION

The much sought-after village of Wembdon lies approximately one mile west of Bridgwater's town centre. Greenacre is within close proximity to Wembdon Primary School, 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 Quantock Hills, an Area of Outstanding Natural Beauty.





Council Tax Band

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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