

Greenacre  
Wembdon  
Bridgwater  
TA6 7RE



  
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£295,000

- Semi-Detached Property
  - Three Bedrooms
- First Floor Shower Room
- Two Reception Rooms
  - Fitted Kitchen
  - Ground Floor WC
- Garage & Driveway
- Front & Rear Gardens
  - Council Tax Band:
  - No Onward Chain

NO ONWARD CHAIN. Located within the much sought-after village of Wembdon is this spacious semi-detached property in need of general modernisation and benefiting from a generously sized rear garden, garage and driveway.

## ACCOMMODATION

This double glazed, gas centrally heated accommodation briefly comprises: entrance hallway, WC, lounge, dining room and kitchen to the ground floor. Arranged on the first floor, is a spacious landing, three bedrooms and a bathroom. Externally, there is a front garden, garage, parking on own driveway and a generously sized, enclosed rear garden.

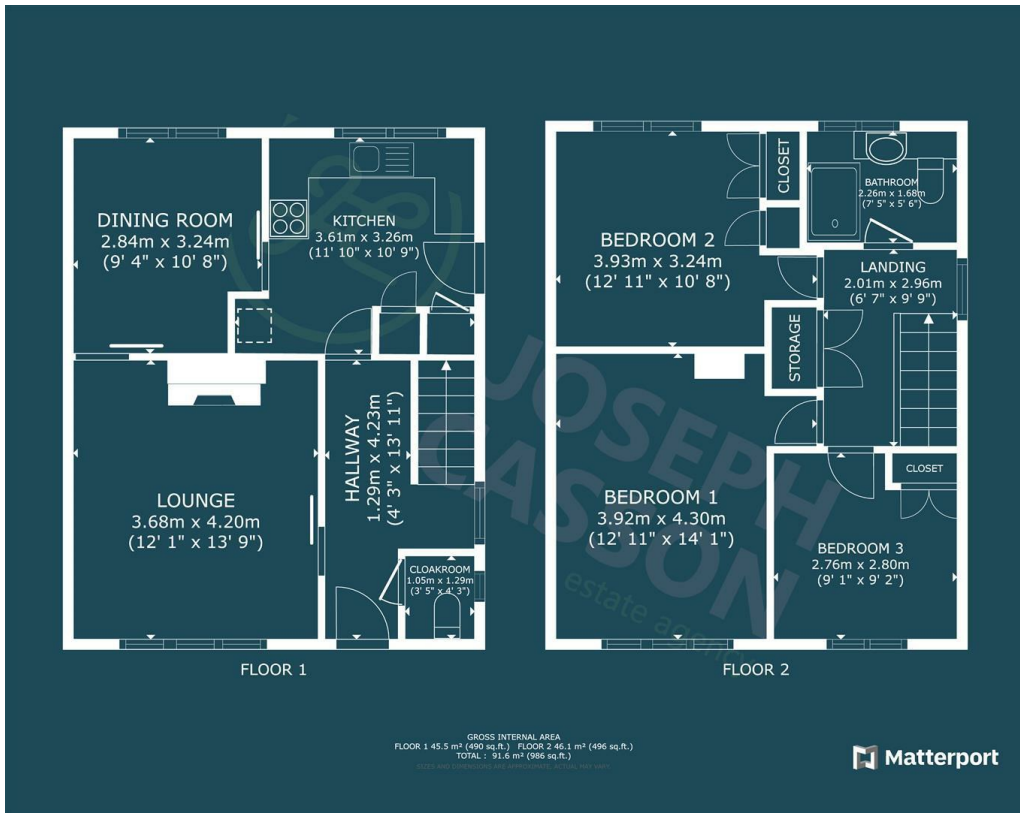
## LOCATION

The much sought-after village of Wembdon lies approximately one mile west of Bridgwater's Town Centre. Greenace is within easy reach of 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

C

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			
<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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