

Church Road  
Wembdon  
Bridgwater  
TA6 7RR

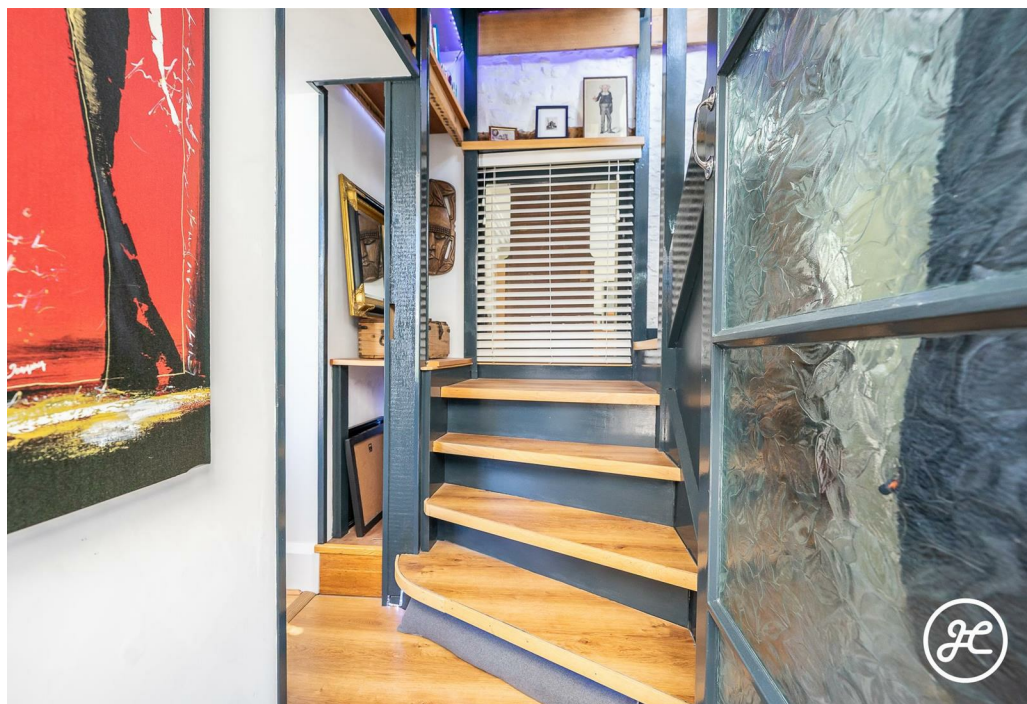


**JOSEPH CASSON**  
the estate agency your home deserves









£399,950

- Attractive Semi-Detached Property
  - Three Bedrooms
- First Floor Bathroom & En-Suite Shower
- Open-Plan Kitchen/Living/Dining Room
  - Study/Bedroom
- Ground Floor Shower Room
  - Utility Room
  - Conservatory
- Enclosed Garden
- Garage & Driveway

NO ONWARD CHAIN. Discover this beautiful semi-detached home in the desirable village of Wembdon. With a spacious and adaptable layout, it's nestled near St. Georges Church and parish centre.

Featuring charming period details and immaculate condition, don't let this delightful property slip away—experience the perfect blend of classic elegance and contemporary living!



## ACCOMMODATION

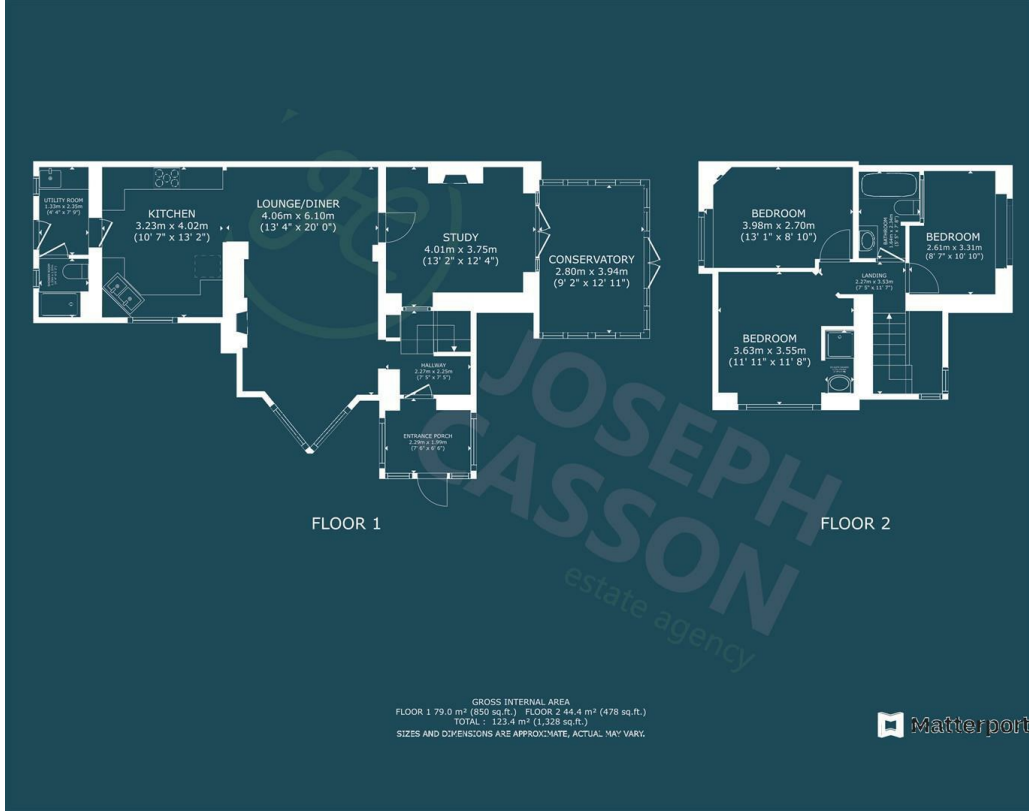
This impressive home retains a number of period features and benefits from double glazing and gas central heating. The ground floor includes an entrance porch, hall, open-plan living with kitchen and dining area, utility room, shower room, and a separate study (which can serve as a bedroom) that leads to the conservatory. Upstairs are three bedrooms — the primary with en-suite shower — plus a family bathroom. The private garden has been landscaped and offers outside storage, mature shrubs, a lawned area, seating areas, and a hot tub! A garage and driveway complete the property.

## LOCATION

Nestled in the heart of Wembdon, just steps from the St. George's parish centre and church, this property is near a delightful park with its children's playground, cricket & football pitches, and The Green, a multi-purpose building; cricket pavilion, nursery & village hall.

Close by, you'll find The Cottage pub. Bridgwater boasts extensive amenities and easy access to the M5, while the stunning Quantock Hills lie to the west.





Council Tax Band  
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
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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