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ESTATE AGENTS



46 Inwood Road, Bridgwater, TA6 7PP

**£325,000**

An excellent and lovingly maintained chalet style house in the highly sought after village of Wembdon. The property has great scope to extend (subject to planning) and offers the prospective purchaser the opportunity of making a substantial family home and should be at the top of your 'to view' list.

The generous accommodation briefly comprises porch, entrance Hall, large Lounge/Diner, conservatory, kitchen, dining Room/Bedroom three to the ground floor. To the first floor are two bedrooms and a bathroom. The property benefits from gas fired central heating & UPVC double glazed windows and doors. There are gardens to both the front and rear (with fantastic views) and two driveways providing ample off road parking. In addition there is a useful carport leading to a garage. To conclude this is an ideal family property that we would strongly recommend early viewing to avoid disappointment.

## ENTRANCE

Via UPVC door to:

## PORCH

Dual aspect obscure double glazed windows. Double glazed patio doors to:

## ENTRANCE HALLWAY

Doors to accommodation, stairs to first floor with under stairs cupboard, radiator.

## DINING ROOM/ BEDROOM THREE

Double glazed window to side aspect. Radiator.

## LIVING ROOM

Double glazed window to front aspect and double glazed patio doors to conservatory. Feature fireplace, hearth and surround with inset living flame gas fire, two radiators, under stairs cupboard.

## CONSERVATORY

Dual aspect double glazed windows with French doors to the garden. Radiator.

## KITCHEN

Double glazed window to rear aspect. Fitted kitchen with a range of wall and base units with granite effect roll edge work surfaces over inset with four ring gas hob with concealed extractor over and one and a quarter stainless steel sink and drainer unit inset. Built-in oven and grill, tiled splashbacks, space for fridge/freezer, space and plumbing for a washing machine. Boiler mounted on the wall. Double glazed door to carport and garage.

## LANDING

Doors to bedrooms and the bathroom.

## BEDROOM ONE

Double glazed window to front aspect. Built in wardrobes with sliding doors. Built in cupboard. Radiator.

## BEDROOM TWO

Double glazed window to side aspect. Built in wardrobe with sliding doors. Radiator.

## BATHROOM

Two obscure double glazed windows to rear. Fitted with a three piece suite comprising panel bath with shower over and glass screen, WC and vanity wash hand basin. Tiled walls, heated towel rail.

## EXTERIOR

### PARKING

Two driveways either side of the property for multiple vehicles.

### CARPORT

Wooden to the front. UPVC door to the garden.

## GARAGE

Up and over door. Power and light connected. UPVC personnel door to the garden.

## FRONT GARDEN

Open plan and mainly laid to lawn with gravelled area to the side with mature shrubs inset.

## REAR GARDEN

Fully enclosed. Mainly laid to lawn with patio area and shingled borders. Timber shed (to remain). Timber gate to the front of the property,

## SERVICES

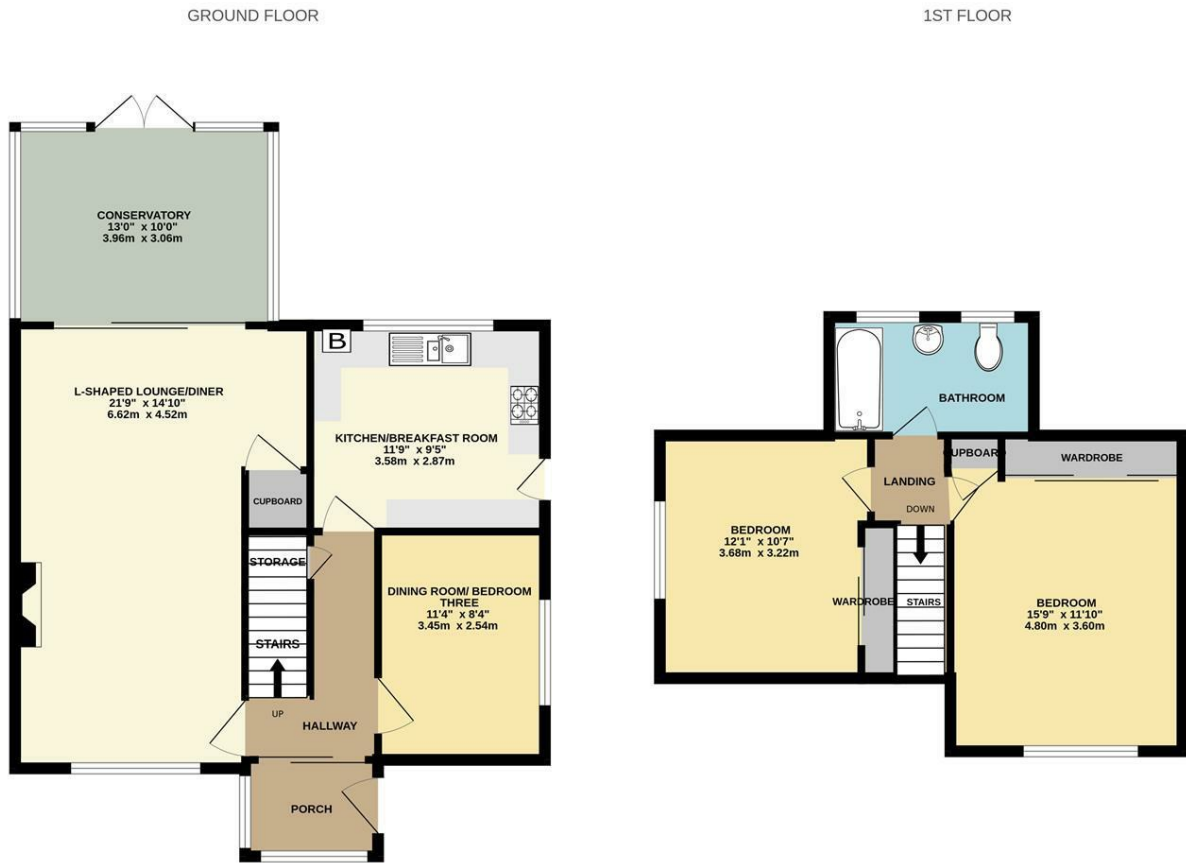
Mains electricity, water, gas and drainage.

## HEATING

Gas fired central heating system.



# Floor Plan

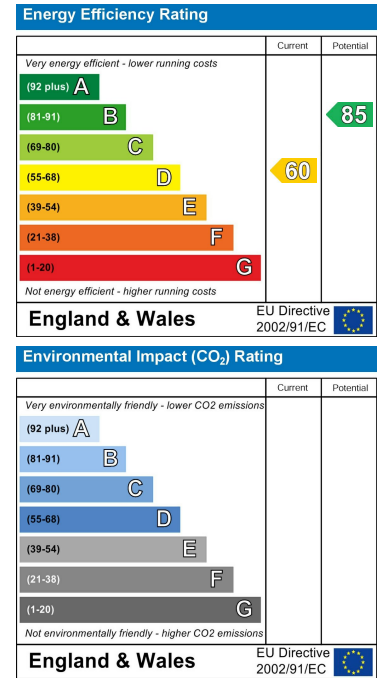


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Area Map



## Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.  
References to the Tenure of a Property are based on information supplied by the Seller.



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