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ESTATE AGENTS



7 Risedale Close, Wembdon, TA6 7QD

£450,000

An exceptional & extended four bedroom link- detached family home occupying an enviable corner plot in a select cul-de-sac on the popular west side village of Wembdon. The property has undergone an amazing transformation to include new windows and doors in 2021, new 'Vaillant' combi boiler (including new radiators) installed in 2023, refitted 'Wren' kitchen in 2024, refitted bathroom in 2023, newly fitted blinds throughout, complete redecoration and new flooring.

The property benefits from an oversized garage with electric door and utility space along with off road parking for multiple vehicles and an impressive south facing garden and really is a must-see!

The accommodation comprises in brief; entrance hallway, cloakroom, living room, family room, kitchen/ breakfast room and garage to the ground floor.

To the first floor there are four bedrooms (three doubles and one single) and a family bathroom.

Risedale Close is within close proximity to Wembdon Primary School, Wembdon Church, The Cottage Inn and Wembdon village hall 'The Green'.

For more information or an appointment to view please contact the vendors sole agents.

ENTRANCE

Via double glazed front door with obscure leaded light panes and window combination unit to:-

ENTRANCE HALL

Herringbone design flooring, stairs rising to first floor, radiator, under stairs cupboard, doors to cloakroom, living room and family room. House Alarm.

CLOAKROOM

Obscure side aspect double glazed window. Fitted with a two piece suite comprising close coupled WC with push button flush and pedestal wash hand basin. Herringbone design flooring, radiator.

LIVING ROOM

Dual aspect double glazed windows. Radiator, double doors to family room.

FAMILY/ DINING ROOM

Rear aspect double glazed patio doors to the garden, Herringbone design flooring, radiator, built in storage cupboard, door to kitchen.

KITCHEN/ BREAKFAST ROOM

Double glazed rear aspect window, refitted with a modern 'Wren' kitchen consisting of wall, drawer, larder unit and base units with colour co-ordinated square edge work surfaces over and double sink and drainer unit inset with mixer tap over. Under and over unit lighting. Space for plumbed American style fridge/ freezer, integrated oven, integrated microwave oven, hob with splashback and extractor over, integrated dishwasher. Splashbacks and surrounds, Herringbone design flooring, radiator, door to garage and double glazed door to the garden.

OVERSIZED GARAGE

Accessed via electric door to front with power and light connected. Built in wall, base and drawer units with work surfaces over. Space and plumbing for a washing machine, space for tumble dryer. Built in workbench.

LANDING

Double glazed window to side aspect, access to insulated loft, doors to bedrooms and bathroom.

BEDROOM ONE

Front aspect double glazed window, built-in double wardrobe with mirrored doors, radiator.

BEDROOM TWO

Rear aspect double glazed window, radiator.

BEDROOM THREE

Front aspect double glazed window, radiator, built in wardrobe & shelving.

BEDROOM FOUR

Side aspect double glazed window, radiator.

BATHROOM

Obscure rear aspect double glazed window, fitted with a three piece suite comprising panel bath and mains shower over with shower screen, vanity wash hand basin and WC, part tiled walls, heated towel rail, Herringbone design flooring.

FRONT/ SIDE GARDEN

Open plan. Predominantly laid to Cotswold stone with space to side with double gates providing access to rear garden which would be ideal for caravan/trailer storage.

REAR GARDEN

Enclosed with a combination of panel fencing and mature hedging. South facing garden which is predominantly laid to lawn with mature shrub borders and raised patio, three timber sheds to remain.

SERVICES

Mains electricity, water, gas and drainage.

Floor Plan

GROUND FLOOR



1ST FLOOR

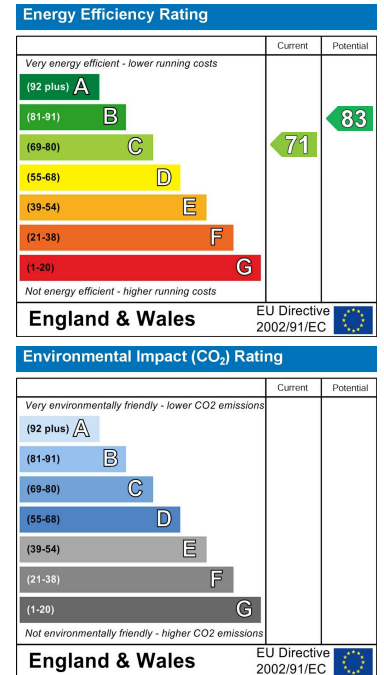


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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