

Nataasha Howarth ESTATE AGENTS



4 Wembdon Hill, Wembdon, TA6 7PX

£375,000

Located in the highly desirable village of Wembdon is this beautifully presented semi-detached property offering much charm and character and located in the heart of Wembdon village. The property itself is fully UPVC double glazed and warmed by gas central heating. Internally the accommodation is arranged over two storeys and comprises in brief; entrance porch, entrance hall, sitting room, kitchen/breakfast room, ground floor WC, the first floor landing leads to three bedrooms and bathroom. Externally there is multiple off road parking to the front and impressive private landscaped garden to the rear along with a separate Studio/Office with kitchenette and shower room/WC.

Wembdon is situated approximately within one mile of Bridgwater's town centre. Wembdon Hill is within walking distance to Wembdon Primary School and Wembdon Church, The Cottage Inn and Wembdon village hall 'The Green'.

For an appointment to view please contact the vendors sole agent.

ENTRANCE

Via open canopy porch with double glazed front door to:

PORCH

Door to:

HALLWAY

Turning staircase to first floor. Under stairs cupboard. Wooden flooring, dado rail, radiator. Doors to W.C, living room and kitchen.

LIVING ROOM

Double glazed window to front aspect. Feature fireplace, radiator, wood effect flooring.

KITCHEN/ DINING ROOM

Double glazed window to side aspect. Fitted with a vast range of white high gloss wall, drawer and base units with work surfaces over and stainless steel sink and drainer unit inset with mixer tap over. Integrated appliances to remain to include 'Bosch' oven and microwave, 'Bosch' hob, integrated fridge freezer. Tiled splashbacks. Space and plumbing for a washing machine. Tiled flooring, radiator, ceiling downlighters. Double glazed French doors to garden terrace.

W.C

Obscure double glazed window to rear aspect. Fitted with a W.C. Partially panelled walls, dado rail. Heated towel rail.

LANDING

Double glazed window to side aspect. Loft hatch, dado rail. Airing cupboard housing boiler. Doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to front aspect. Built in wardrobes and dressing table. Wooden flooring, radiator, picture rail.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, built in cupboard.

BEDROOM THREE

Two double glazed windows to side aspect. Radiator.

BATHROOM

Obscure double glazed window to rear aspect. Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin and W.C. Tiled walls and heated towel rail.

STUDIO/ HOME OFFICE

Double glazed door and window. Door to utility/ storage area with doors to parking and the front of the property. opening to:

KITCHENETTE

Double glazed window. Fitted with wall and base units with work surface over. Stainless steel sink and drainer unit inset. Tiled splashbacks. Door to:

SHOWER ROOM/ W.C

Fitted with a three piece suite comprising shower cubicle with shower over, vanity wash hand basin with storage beneath and W.C. Partially tiled walls.

EXTERIOR

PARKING

For multiple vehicles on own driveway.

GARDEN

Fully enclosed and very private garden to the rear. A covered garden terrace alongside the property. The rear garden is predominantly hard landscaped for ease of maintenance.

SERVICES

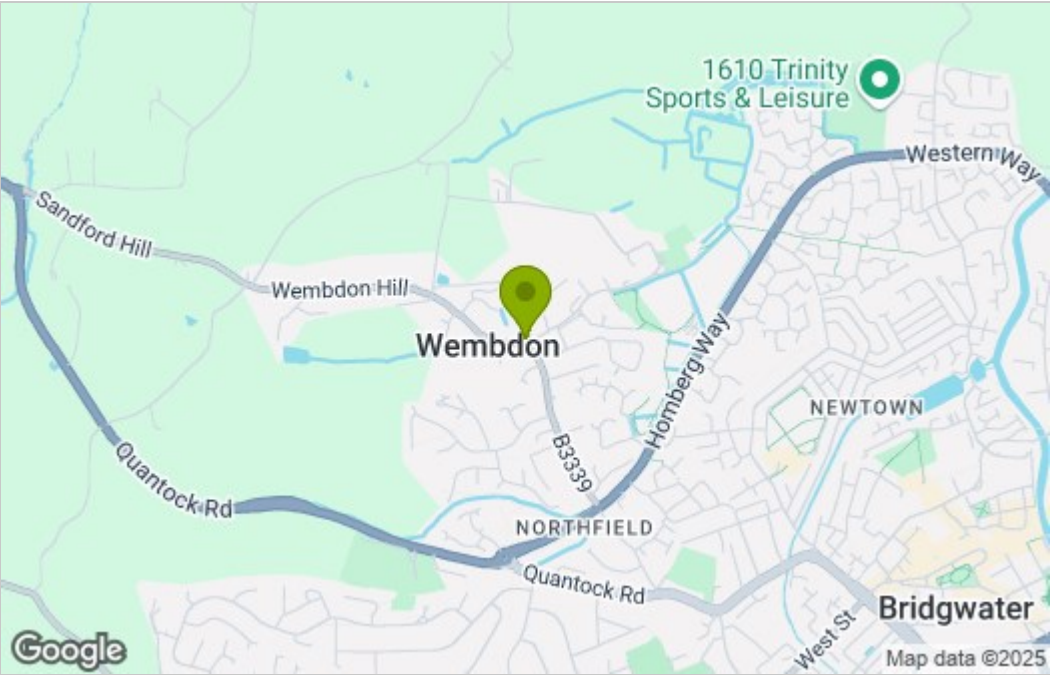
Mains gas, electricity, water and drainage.

Floor Plan

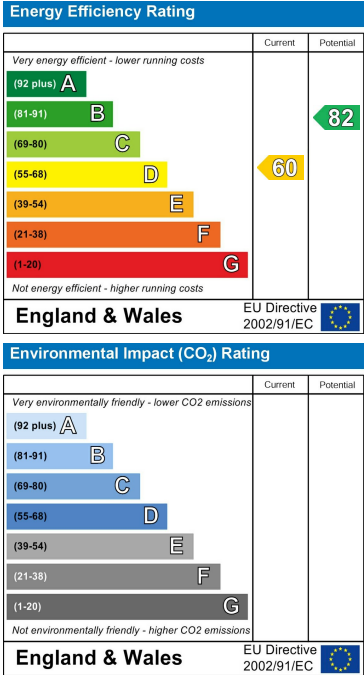


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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