

Natasha Howarth
ESTATE AGENTS



30 Wembdon Rise, Bridgwater, TA6 7QZ

£155,000

Natasha Howarth Estate Agents are delighted to offer for sale this charming and upgraded flat in a six flat conversion of a substantial Victorian house in the sought after village of Wembdon.

This spacious one bedroom home retains many period features including high ceilings and ceiling roses.

The double glazed accommodation is warmed by electric radiators and supplemented by an electric log burner in the lounge.

Additionally, there is extra accommodation to be provided in the loft area via a staircase from the existing apartment.

This charming character home also benefits from a garage and parking to the rear as well as the use of the established communal gardens.

Wembdon is situated approximately within one mile of Bridgwater's town centre. Wembdon Rise 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 communal door and hallway leading to stairs to first floor.

ENTRANCE HALL

Radiator, airing cupboard and access to the living room, kitchen/ breakfast room, bedroom and bathroom.

LOUNGE/ DINER

Double glazed window, Feature fireplace with electric log burner inset. High ceilings, ceiling rose.

KITCHEN/ BREAKFAST ROOM

Double glazed window with seat. Fitted with matching wall, base and drawer units with work surface over. Integrated over with electric hob over. Space for fridge/ freezer, space and plumbing for a washing machine, space for dishwasher or other appliance. Breakfast bar.

BEDROOM

Double glazed window, radiator.

BATHROOM

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC. Tiled splash backs, tiled flooring. Heated towel rail.

EXTERIOR

COMMUNAL GARDEN

Established communal gardens to front and rear as well as a communal tarmac drying area.

GARAGE

Single garage in block to rear (fifth garage away from driveway). Up and over door, power and light connected.

PARKING

For one vehicle in front of garage.

SERVICES

Mains electricity, water and drainage.

HEATING

Electric radiators.

TENURE

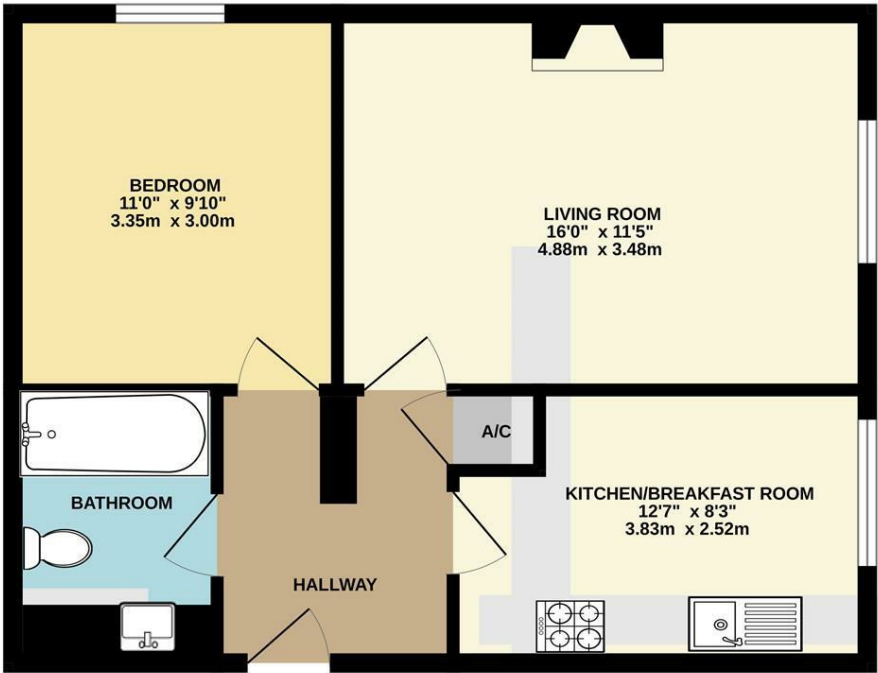
Leasehold - 995 years from 2016

SERVICE CHARGES

We also understand that the flat owner owns a share of the freehold and the vendor has advised us that the current maintenance charge is currently £100 per month which equates to £1200 per annum to include buildings insurance and maintenance for communal areas and gardens.

Floor Plan

GROUND FLOOR

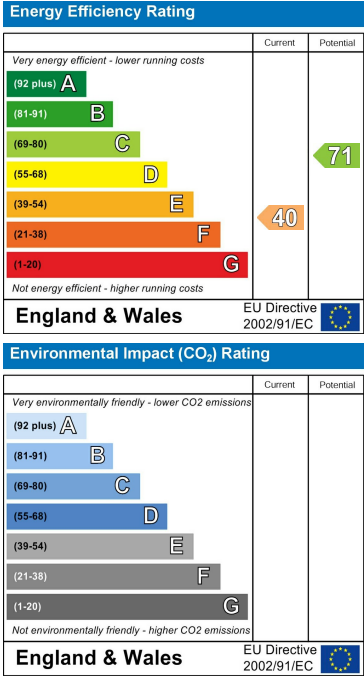


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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