



Wembdon Road, Bridgwater
£485,000





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- Unique opportunity!
- Ample living & bedroom space!
- High spec kitchen/diner!
- Large garage!
- Annexe with outside space!

- Four bedroom, semi-detached house!
- Biggest plot on this section of road!
- Popular location!
- Flat above garage!
- Gas central heating!



Hall	
Living Room	13'1" (max) x 13'6" (max) (4.00m (max) x 4.12m (max))
En-Suite (Living Room)	6'11" x 4'0" (2.11m x 1.23m)
Snug	12'1" x 11'5" (3.70m x 3.48m)
Kitchen / Diner	9'8" x 35'5" (2.96m x 10.81m)
Utility	4'9" x 9'10" (1.45m x 3.01m)
WC	4'10" x 3'9" (1.49m x 1.15m)
Conservatory	7'3" x 21'10" (2.21m x 6.68m)
Stairs & Landing	
Bedroom 1	9'6" x 12'9" (min) (2.90m x 3.91m (min))
Bedroom 4 (Walk-In-Wardrobe)	9'7" x 13'10" (2.93m x 4.24m)
En-Suite	3'9" x 7'5" (1.15m x 2.27m)
Bedroom 2	13'0" x 13'3" (3.97m x 4.06m)



Bedroom 3	12'0" x 11'4" (3.67m x 3.47m)
Bathroom	4'5" x 11'6" (1.37m x 3.53m)
Garage	30'10" (max) x 9'6" (9.40m (max) x 2.91m)
Storage Room	9'11" x 24'9" (3.03m x 7.55m)
Flat - Hall / Stairs / Landing	
Flat - Kitchen / Living / Diner	9'4" x 13'6" (2.87m x 4.14m)
Flat - Shower Room	6'1" x 5'1" (1.86m x 1.57m)
Flat - Bedroom	6'2" x 12'7" (1.90m x 3.84m)
Annex - Kitchen / Living / Diner	10'10" (max) x 20'2" (max) (3.31m (max) x 6.16m (max))
Annex - Shower Room	3'10" x 7'1" (1.18m x 2.18m)
Annex - Bedroom Area	7'8" x 8'4" (2.35m x 2.56m)



Presenting a unique opportunity to purchase a spacious, semi-detached family home with a self contained flat and a self contained annex, all situated on a bigger than standard plot which is the biggest for this stretch of road.

The main property offers mostly modern finishes however there are a few rooms & areas needing renovation, giving the next owner an ideal chance to put their own taste on the property. This home offers a hallway, living room with ensuite shower, snug, conservatory, kitchen/diner, utility, WC, stairs & landing, master bedroom with ensuite & walk-in-wardrobe, two further double bedrooms and a family bathroom.

To the front of the property is a path leading to the front door with lawn and plants either side. At the rear of the property are three sections of garden, the first of which needs work doing but could be an ideal patio space. The second section of garden, found under an arbor, offers lawn, patio with canopy and borders with mature plants. The third section of garden is also lawn and has further borders and plants. There is side access to the rear garden from the front.

At the end of the garden is a storage room and a large single garage, with access to the road.

The property benefits from gas central heating and mostly double glazing.

A self contained flat above the garage which offers a kitchen/living/diner, shower room, bedroom and landing linking these rooms. This flat has electric heating, double glazing and it's own EPC rating: D.

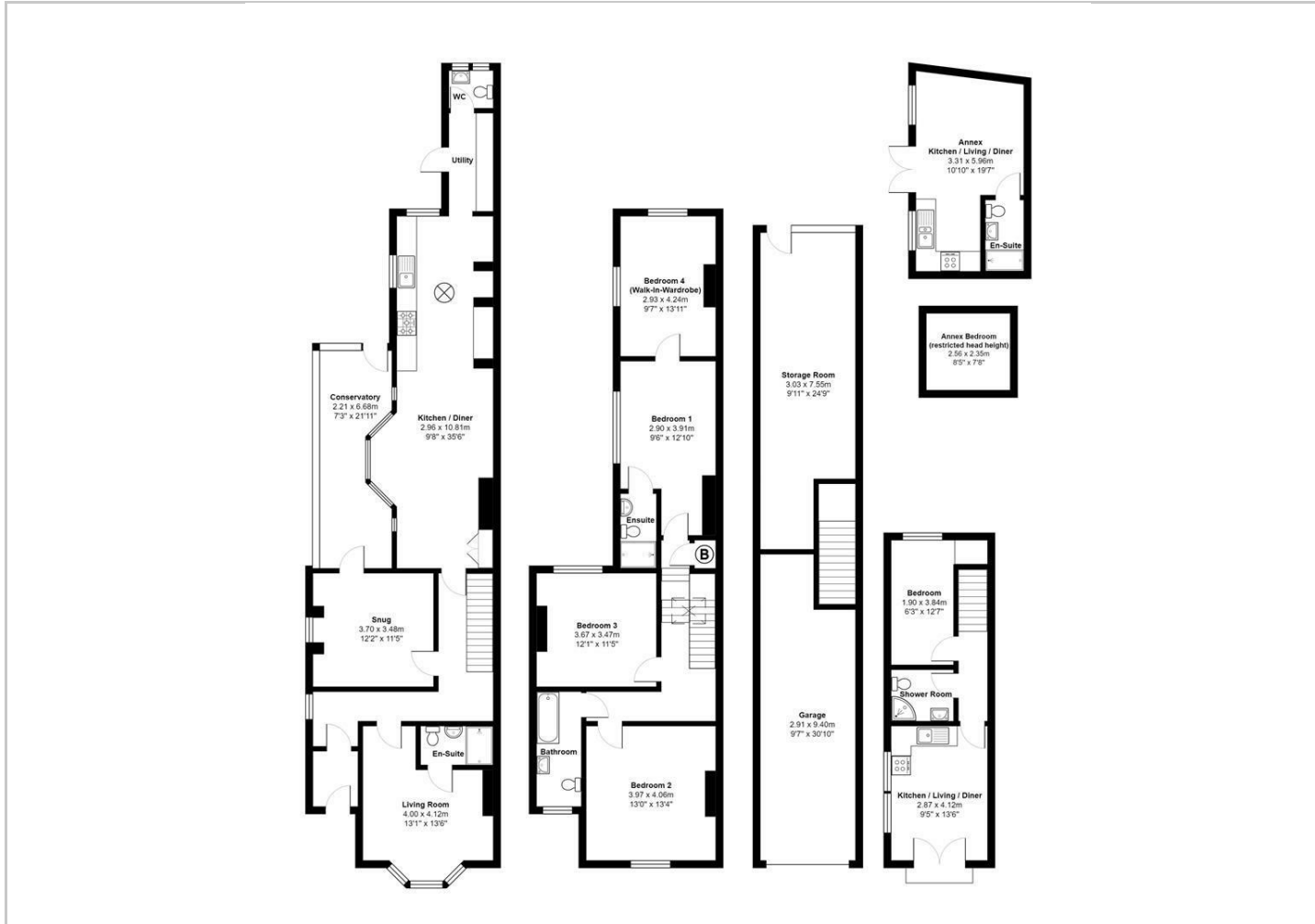
Another self contained unit, this time an annex which hosts an open plan kitchen/living/diner, shower room and bed area in the roof space. This annex has it's own secluded patio area too. The annexe has electric heating & double glazing.

The property itself is found on Wembdon Road and benefits from being a short walk away from schools, pubs shops & the town centre of Bridgwater. The property has surprisingly quick links to the M5 also.

Tenure: Freehold
EPC: E
Council tax band: D



Floor Plans

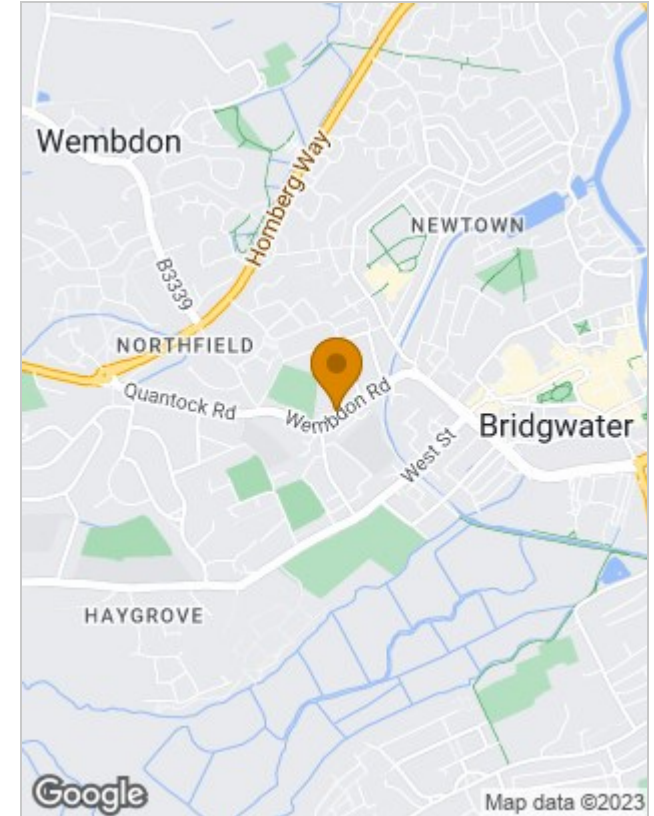


Viewing

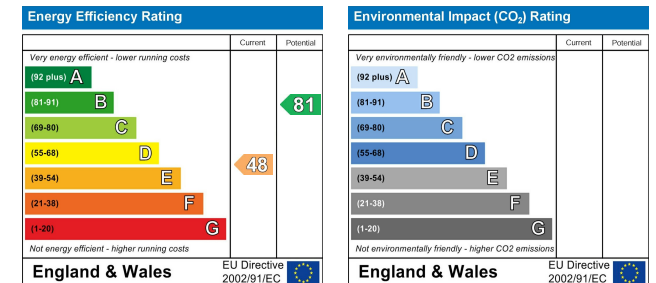
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if you wish to arrange a viewing appointment for this property or require further information.

Location Map



Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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