

Grasmere Close, Wembdon, Bridgwater, Somerset, TA6 7PR





£425,000

Description

A rare opportunity to purchase a substantial detached house, offered to the market for the first time in approximately fifty years. The property forms part of the popular Inwood Estate and benefits from a quiet situation, very attractive outlooks and a large plot.

The accommodation is arranged over two floors, comprising an entrance porch, hall, sitting room, dining room, kitchen and cloakroom on the ground floor. On the first floor, the landing provides access to four bedrooms, the main having an en-suite shower room, and a family bathroom. The property is fitted with modern, double glazed windows and doors, and is warmed by a mains gas central heating system; the boiler having been replaced in 2019. There are also photovoltaic panels.

Outside a particular feature is the size of the plot, being one of the largest on the development and benefiting further by overlooking the Primary School playing field to the rear. The gardens have obviously been a source of great pride over the years, having clearly been well-maintained and well-stocked. There is a raised patio seating area adjacent to the house and a timber lodge, with power, which would make a great little home office or workshop.

To the front, there is a driveway, car port and garage.

Properties like this in this location are rarely available and although requiring a level of internal redecoration and refreshment, in our opinion, this house offers potential as a fine family home.

Location

Wembdon lies on the western edge of Bridgwater and offers facilities to include: a primary school, church and public house. Bridgwater offers a wide range of shopping, leisure and educational facilities, as well as providing fast road and rail links to the rest of the country via the M5 motorway and Bridgwater Station respectively. Somerset's county town, Taunton lies approximately eight miles to the south where a wider range of facilities can be found.

Directions

From Homberg Way, turn into the village and proceed along Wembdon Rise, taking the first left turning onto Inwood Road. Grasmere is the first turning on the right, where the property will be found near the end of the close, identified by our For Sale sign.

DRAFT PARTICULARS

Council Tax Band

E. Somerset Council.

Services

Electricity, water, drainage and gas.

Tenure

Freehold.

Porch 6'1 x 3'3 1.85m x 0.99m

Hall 14' x 7'1 4.27m x 2.16m

Sitting Room 16'11 x 11'10 5.16m x 3.61m

Dining Room 14'5 x 10'11 4.39m x 3.33m

Kitchen 12'3 x 8'10 3.73m x 2.69m

Cloakroom 5'9 x 4'1 1.75m x 1.24m

Landing 18'1 x 7'3 5.51m x 2.21m *Maximum measurement.*

Bedroom One 14'5 x 11'7 4.39m x 3.53m *Maximum measurement.*

En-Suite

Bedroom Two 10'4 x 9'4 3.15m x 2.84m

Bedroom Three 9'11 x 9'4 3.02m x 2.84m

Bedroom Four 12' x 7'2 3.66m x 2.18m *Maximum measurement.*

Bathroom 7'3 x 6'6 2.21m x 1.98m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1188 sq.ft. (110.3 sq.m.) approx.
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