



Greenacre  
Wembdon, TA6 7RF

Price £375,000

**Tamlyns**

## PROPERTY DESCRIPTION

A spacious family home, having benefited from a range of recent refreshment and refurbishment works, enjoying a delightful situation and open outlooks. No onward chain. EPC E

### Local Authority

Somerset Council Tax Band: D

EPC Rating: E

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON  
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 454500**

[house.sales@tamlyns.co.uk](mailto:house.sales@tamlyns.co.uk)



# PROPERTY DESCRIPTION

## Porch

5'10" x 3'0" (1.80 x 0.92)

## Hall

11'10" x 5'10" (3.63 x 1.78)

## Sitting Room

14'3" x 11'11" (4.36 x 3.65)

## Kitchen

14'7" x 8'10" (4.47 x 2.71)

## Dining Room

9'10" x 8'11" (3.02 x 2.72)

## Conservatory

10'0" x 7'8" (3.07 x 2.35)

## Utility Room

5'8" x 4'11" (1.75 x 1.51)

## Cloakroom

## Landing

## Main Bedroom

14'2" x 11'11" (4.34 x 3.65)  
Including wardrobe.

## Bedroom

11'11" x 9'3" (3.65 x 2.84)

## Bedroom

10'9" x 8'11" (3.28 x 2.72)

## Bedroom

9'3" x 8'9" (2.84 x 2.69)

## Bathroom

9'5" x 5'4" (2.89 x 1.63)

## Garage

15'7" x 9'2" (4.75 x 2.81)

## Material Information

Tenure. Freehold.

Services. Electricity, gas, water, drainage, telephone and broadband.

Mobile telephone and broadband coverage available. To confirm the nature of the coverage and speeds, etc., please see:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

The property has not flooded within the last five years. For more information, please see:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

# PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

