



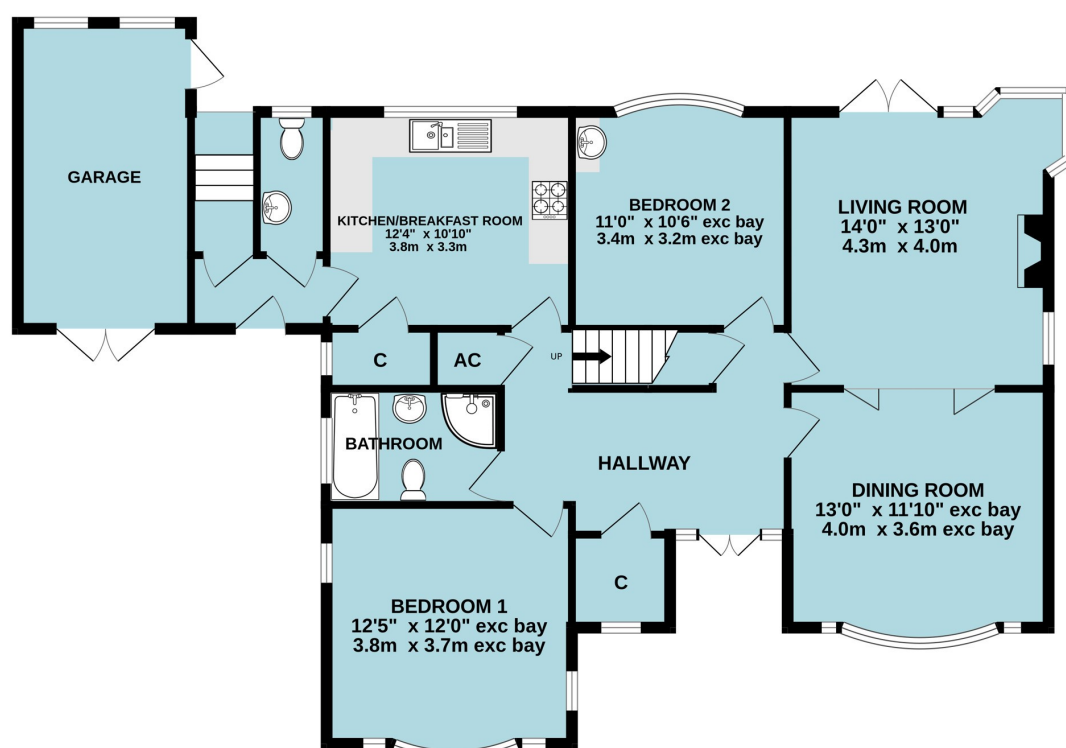
**Wembdon Hill**  
 Bridgwater, TA6  
 £475,000 Freehold

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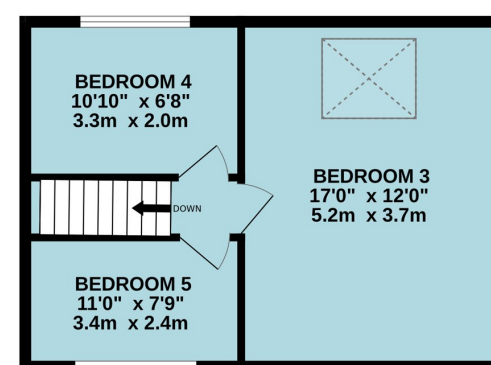
**Wilkie May & Tuckwood**

## Floor Plan

GROUND FLOOR



1ST 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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# Description

A well-presented detached five bedroom chalet style home located in one of the area's most prestigious residential areas with far reaching views towards the Quantock hills. The property combines modern fixtures and fittings together with character features which includes many bay windows and exposed wooden flooring. The dwelling is partially double glazed and has recently had a newly installed gas boiler. There are well tended gardens to the front and rear - the rear of which is south facing along with ample off-road parking and a garage alongside.

- Favoured village of Wembdon
- Well presented throughout
- Five bedroom chalet house
- Character features
- Modern fittings throughout
- Partially double glazed
- Kitchen/breakfast room
- Living room with separate dining room
- Ground floor: two bedrooms
- Ground floor bathroom
- Three bedrooms upstairs
- Front and rear gardens
- Garage, off-road parking

## THE PROPERTY:

The accommodation briefly comprises an entrance hall, with stairs rising to the first floor and a useful cloaks' cupboard off. The living room is double aspect and enjoys views to the side and particularly fine views to the rear via French doors and a feature corner window which looks south west towards the Quantock Hills. In addition there is a separate dining room with a front aspect bay window together with a kitchen/breakfast room with oak style fronted base and wall cupboards and a built-in oven and hob. Finally on this floor are two double bedrooms and a bathroom.

On the first floor are three further bedrooms - one of which has outstanding views over the local countryside towards the Quantocks in the distance.

Outside - As previously stated are beautifully maintained lawns at the front and the rear along with a vegetable plot. Alongside the house is a driveway which leads to a garage with a separate WC off.

**LOCATION:** Situated in the sought after village of Wembdon on the favoured western side of Bridgwater, approximately two miles from the town centre. The village of Wembdon offers various facilities including a store, church and public house whilst junior and senior schools of high repute are close by. Bridgwater offers an extensive range of amenities along with main line railway link, daily coach service to London and access to junctions 23 and 24 of the M5 motorway.



WM&T

## GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Freehold by private treaty.

**Construction:** Traditionally built.

**Services:** Mains water, mains electricity, mains drainage, gas fired central heating.

**Local Authority:** Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

**Council Tax Band:** E

**Broadband Coverage:** We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 91Mbps download and 20Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

**Mobile Phone Coverage:** Voice and data are likely to be available with EE, O2 and Vodafone.

**Flood Risk: Rivers and sea:** Very low risk **Surface water:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely  
We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

**Planning:** Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in April 2024.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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