



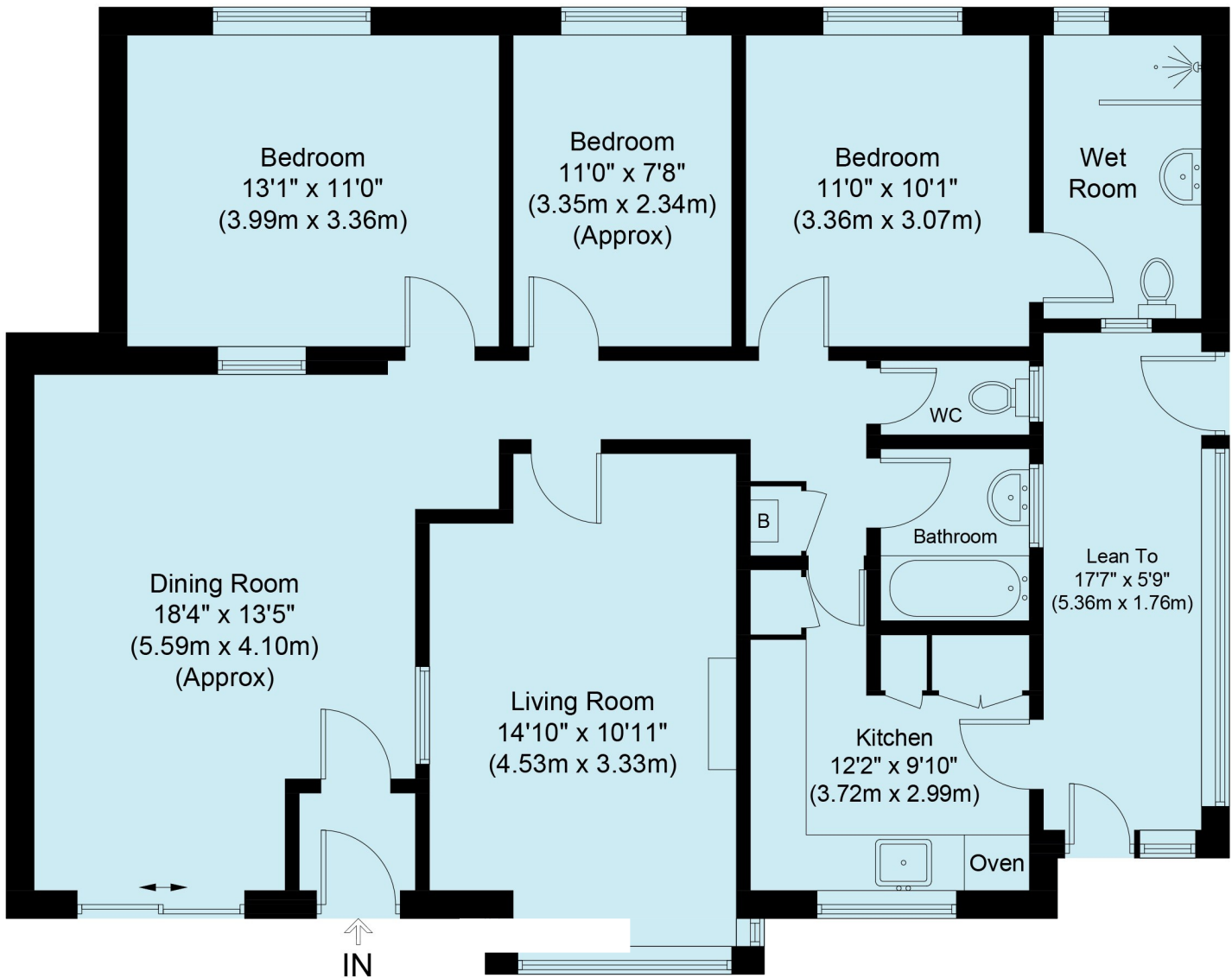
Shepherd's Close

Wembdon, Bridgwater, TA6
£340,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



For illustrative purposes only. Not to scale. ID1166141
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision

Description

A detached bungalow located in a non-estate position in the highly sought after Wembdon village. The property benefits from a double garage, larger than average gardens together with two separate reception rooms and three bedrooms – one of which has an en-suite wet room. The dwelling is offered with no onward chain.

- Wembdon village location
- Detached bungalow with views
- Living and dining room both with front aspect
- Front aspect kitchen
- Principal bedroom with en-suite
- Two further generous bedrooms
- Bathroom and separate WC
- Front garden with views
- Private rear garden
- Double garage
- Double width driveway
- No onward chain

THE PROPERTY:

The accommodation benefits from gas fired central heating and comprises an entrance vestibule which opens into the dining room where there are patio doors which opens onto a raised decked area with far reaching rooftop views across Wembdon. Alongside there is separate living room with a fireplace. The kitchen has recently been refitted with a range of white gloss fronted base and wall cupboards which also incorporates an AEG double oven and separately a gas hob and hood. There is also an integrated fridge, washing machine and dishwasher.

All three bedrooms are of a generous size and one is complemented by an en-suite wet room. There is a separate bathroom with WC alongside.

Off the kitchen is a lean-to which provides access to the front and rear.

OUTSIDE – The front garden is laid predominantly to lawn with decking and mature trees. The rear is particularly peaceful and private and again consists of a predominantly lawned area.

Finally at the front of the residence is a double width driveway which provides off-road parking and leads to a double garage.

LOCATION: The property is situated in the heart of the village of Wembdon, in a cul-de-sac location. There is a village church, public house and junior school with good access to the town centre of Bridgwater. Bridgwater offers a wide variety of shops, a cinema, library and various restaurants. The M5 motorway is accessed by junctions 23 and 24.



WM&T

GENERAL REMARKS AND STIPULATION

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

Construction: Traditional construction.

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

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

Council Tax Band: D

Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1800Mbps download and 220Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data limited with O2. Voice and data both limited with EE, Three and Vodafone.

Flood Risk: Rivers and sea: Very low risk **Surface water:** 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 February 2025.

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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