



Church Road

Wembdon, Bridgwater, TA6
£470,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



Description

Presenting this spacious, detached four double bedroom family home set in a fantastic position in the heart of Wembdon.

- Desirable Wembdon village location
- All bedrooms are doubles
- Living room with front aspect
- Snug with front aspect
- Over 25' kitchen/diner with French doors
- Principal bedroom with en-suite
- Three further bedrooms
- Bathroom
- Multiple parking space at front
- Rear gardens with two patios

THE PROPERTY:

The property comprises an entrance hall and a spacious living room with bay window overlooking the front. A secondary reception room, used as a snug, which is again a good size and has a bay window overlooking the front. A tasteful, open plan kitchen/diner, providing an ideal entertaining space, with LVT flooring and spotlights throughout. The kitchen area offers ample worktop and unit space, a one and a half bowl sink, two double ovens, an electric hob, wine chiller, dishwasher and breakfast bar with downlights set above. The dining area is a generous size with French doors leading onto the patio. The utility room offers a worktop, space for appliances and an external side door. The WC has a toilet and basin with vanity storage.

The first floor offers a principal bedroom with built-in wardrobes and an en-suite shower room - with shower cubicle with rainfall shower head, basin, toilet, towel radiator and spotlights. The second bedroom has dual aspect windows overlooking the front. The third bedroom overlooks the rear. The fourth bedroom has built-in storage and overlooks the rear. A family bathroom has a four-piece suite comprising bath, shower cubicle, toilet, basin, towel radiator and spotlights.

The front of the property has a large gravel driveway for multiple vehicles. The generously sized, enclosed rear garden has a patio, lawn and another patio at the rear. There is a shed and side access.

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

LOCATION:

The property is situated in the heart of the village of Wembdon. 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.



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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 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 available with EE. Voice and data limited with Three, O2 and Vodafone.

Flood Risk: Rivers and sea: High risk **Surface water:** High 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 July 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.

We routinely refer potential sellers and purchasers to a selection of recommended local solicitors. It is their decision whether to use those services. In making that decision, it should be known that we may receive a payment benefit of not more than £150 plus VAT per transaction.

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