



Blakes Road

Wembdon, Bridgwater, TA6

£315,000 Freehold

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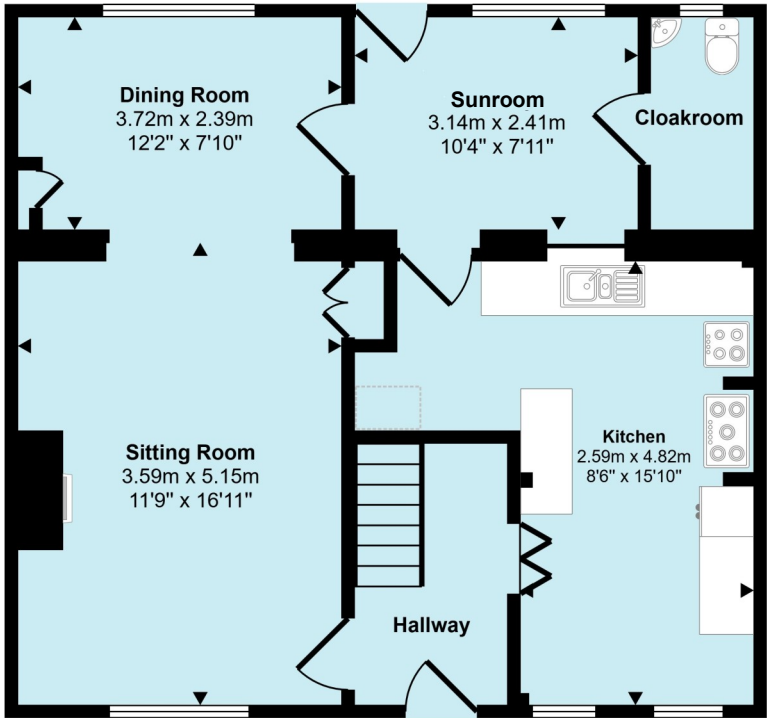
EPC

Wilkie May

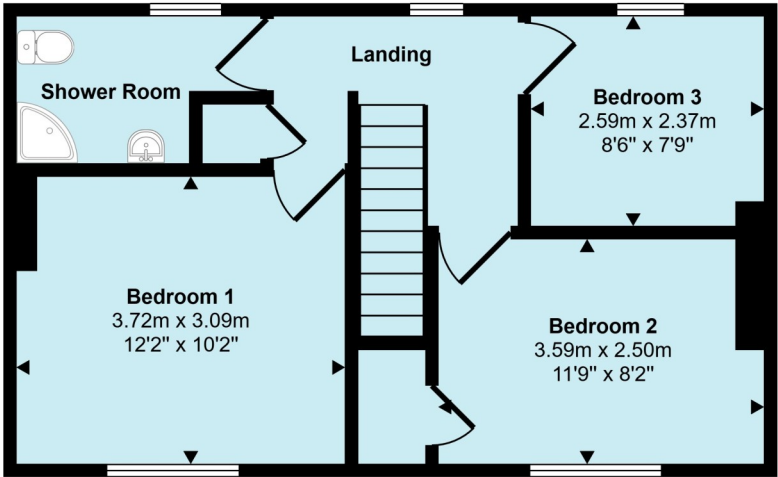
& Tuckwood

Floor Plan

Approx Gross Internal Area
104 sq m / 1124 sq ft



Ground Floor
Approx 63 sq m / 676 sq ft



First Floor
Approx 42 sq m / 448 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

This three bedroom double fronted semi-detached property in Blakes Road benefits from off-road parking. It is set within a quiet and tucked away location. The house could benefit from some cosmetic updating throughout and has real potential.

The residence is offered to the market with vacant possession and no onward chain.

- Desirable Wembdon location
- Semi-detached three bedroom house
- Open plan sitting room/dining room
- Kitchen with a utility room
- Cloakroom downstairs
- Shower room upstairs
- Front garden and off-road parking
- Rear garden and off-road parking
- No onward chain

THE PROPERTY:

The accommodation comprises an entrance hall with stairs to the first floor. The open plan bright and airy sitting room/dining room has a gas fire in the sitting room and there is a door into the sunroom from the dining room. A further door opens to the rear garden. There is a cloakroom/utility room with plumbing for a washing machine. The kitchen has a range of base and wall units, a burgundy coloured gas Rayburn and a further freestanding cooker and space for a fridge and freezer.

To the first floor are three bedrooms – two being doubles – along with a good size single. These are complemented by a shower room.

Outside – To the front of the house is off-road parking for up to three vehicles with a small garden with mature plants and shrubs. The garden to the rear is of a good size and has been lovingly looked after over the years with a range of some fantastic roses, trees, plants and shrubs. There is a large shed, a greenhouse and summerhouse. There is additional vehicular access at the rear and further additional parking could be created or – with the right planning consents – build a garage.

LOCATION:

The property is situated in one of the most desirable areas within Bridgwater with primary and senior schools nearby. The property is also well located for ease of access to the M5 and railway station.



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 central heating.

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

Council Tax Band: C

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 EE, Three, 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 October 2026.

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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