

for sale

£325,000



Wembdon Hill Wembdon Bridgwater TA6 7QB

Nestled in the sought-after village of WEMBDON on the favoured western side of Bridgwater, this THREE-BEDROOM, 1930s bay-fronted home offers generous living space with excellent scope for modernisation. Offered to the market with NO ONWARD CHAIN and further benefits from a GARAGE and DRIVEWAY.



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Front Door

Leading to...

Porch

An enclosed, welcoming entrance porch with space for coats and shoes. Door leading into...

Entrance Hall

A welcoming hallway with stairs rising to the first floor, a radiator, and a useful under-stairs cupboard. Doors leading into...

Lounge

12' 11" x 13' into recess (3.94m x 3.96m into recess)

A bright, well-proportioned reception room featuring a wide uPVC double-glazed bay window to the front that floods the space with natural light. A feature fireplace with inset fire sits on a raised brick hearth to form the focal point. Period-style touches include a decorative ceiling rose. Finished with carpeted flooring and a radiator for comfort.

Dining Room

13' 6" x 11' 1" including recess (4.11m x 3.38m including recess)

Kitchen

9' 4" x 7' 10" (2.84m x 2.39m)

A bright, U-shaped kitchen approached via the dining room's stone arch, fitted with a range of glossy mint-green wall and base units, ample laminate worktops and tiled splashbacks. Includes a freestanding range-style cooker with gas hob and stainless-steel extractor, stainless-steel sink/drainer beneath a rear window,



track lighting and wood-effect flooring. Offers good storage and workspace with scope to modernise to taste.

Conservatory

14' 9" x 5' 6" (4.50m x 1.68m)

Lean-to style uPVC conservatory with a glazed roof (opening vent) and wide sliding doors opening onto the rear patio and garden. Enjoys lovely garden views, with tiled flooring, power and lighting, and a radiator. The doorway links back to the kitchen and dining room for an easy indoor-outdoor flow.

Cloakroom

Accessed from the conservatory, fitted with a white suite comprising a low-level WC and pedestal wash hand basin with tiled splashback. Obscure window for natural light and privacy, radiator and wood-effect flooring. The wall-mounted boiler is also located here, providing handy access for servicing.

First Floor Landing

Loft access and doors leading into...

Bedroom One

11' 2" max x 13' 5" (3.40m max x 4.09m)

A generous front-facing double bedroom featuring a wide uPVC double-glazed bay window that floods the room with natural light. Offers a central chimney breast with twin alcoves ideal for wardrobes, a radiator and fitted carpet.

Bedroom Two

12' 11" x 11' 2" max (3.94m x 3.40m max)

Another spacious rear-facing double bedroom enjoying lovely open countryside views through a wide uPVC double-glazed window. Features a central chimney breast with twin alcoves ideal for wardrobes, a radiator and fitted carpet.

Bedroom Three

7' 4" x 9' 2" (2.24m x 2.79m)

A cosy front-facing single bedroom with a charming bay window that brings in plenty of natural light. Fitted carpet and a radiator, ideal as a child's room, nursery or home office.

Bathroom

Practical, well-appointed wet-room style shower room with a walk-in area featuring a glass screen, floor drain, electric shower and fold-down seat. Fitted vanity unit with inset basin provides useful storage, together with a back-to-wall WC. Finished with mosaic-style flooring, tiled walls and a chrome heated towel rail. Frosted uPVC window for natural light and privacy. An adjoining airing cupboard houses the hot water cylinder with shelving for linens.

Outside

Front Garden

Attractive frontage featuring a shaped lawn with established borders stocked with shrubs, roses and seasonal planting, enhancing the home's kerb appeal. A pathway leads to the arched entrance porch.

Back Garden

A generous, mature rear garden enjoying far-reaching views across open countryside. From the conservatory, a paved sun terrace provides an ideal spot for outdoor dining, with steps leading down to a broad level lawn bordered by established shrubs and planting. An attractive ornamental pond with rockery edging adds a wildlife-friendly focal point. The plot is fully enclosed, with gated side access through to the driveway and garage-practical for gardeners and storage. A lovely, private setting with superb rural outlooks.

Parking

A driveway provides off-road parking with direct access to the attached garage, along with gated side access to the rear garden





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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