

  
**Natasha Howarth**  
ESTATE AGENTS



**34 Wembdon Road, Bridgwater, TA6 7DW**

**£362,000**

Natasha Howarth Estate Agents would like to offer to the market this superbly renovated and modernised three bedroom semi detached house. The property has had an extensive programme of refurbishment carried out to an extremely high standard and still retains a wealth of original features. 34

Wembdon Road now provides a delightful home in this much sought- after location, situated within walking distance to the town centre.

The absolute showstopper is the kitchen/ diner/ family room with an island and bi fold doors opening onto the garden.

Externally there is a large garden (mainly laid to lawn) with a summerhouse (ideal as a gym or home office).

The property in brief comprises entrance hallway, living room, kitchen/ dining/ family room, utility room and cloakroom to the ground floor. To the first floor are three bedrooms (bedroom one with ensuite) and a family bathroom.

For an appointment to view please contact the vendors sole agent.

## ENTRANCE

Via double glazed door with obscure glass leading to-

## ENTRANCE HALLWAY

Stairs rising to the first floor. Storage cupboard, doors to living room, cloakroom and kitchen/ diner/ family room.

## LIVING ROOM

Double glazed bay window to front aspect. Radiator.

## UTILITY ROOM/ STUDY

Double glazed window to side aspect. Base and cupboard units with sink and drainer unit inset and additional built in storage.

## CLOAKROOM

Fitted with a white two piece suite comprising W.C and wash hand basin. Heated towel rail.

## KITCHEN/ DINER/ FAMILY ROOM

### KITCHEN WITH UTILITY AREA

Fitted with a centre island with a range of matching wall, base and drawer units and work surfaces over and sink and drainer unit inset. Integrated appliances to remain to include 'Neff' oven and grill/ microwave, four ring hob, integrated full length fridge and freezer, integrated dishwasher. Skylight. Opening to utility room to include sink and drainer unit. Space and plumbing for a washing machine.

Opening to snug.

Double glazed bi- fold doors to garden.

## SNUG

Dual aspect double glazed windows. Feature fireplace with wood burner inset.

## LANDING

Doors to bedrooms and bathroom. Loft hatch.

## BEDROOM ONE

Double glazed window to front aspect. Radiator. Built in wardrobe. Door to Ensuite.

## ENSUITE

Fitted with a three piece suite comprising shower cubicle with shower over. W.C and vanity wash hand basin. Heated towel rail.

## BEDROOM TWO

Double glazed window to side aspect. Built in wardrobe. Radiator.

## BEDROOM THREE

Double glazed window to side aspect. Radiator.

## BATHROOM

Double glazed obscure window to rear aspect. Fitted with a four three piece suite comprising freestanding bath, walk in shower cubicle with shower over, vanity wash hand basin and W.C. Heated towel rail. Built in storage.

## EXTERIOR

## GARDEN

Enclosed rear garden with timber pedestrian gate. Mainly laid to lawn. Summerhouse to remain (power and light connected).

## SERVICES

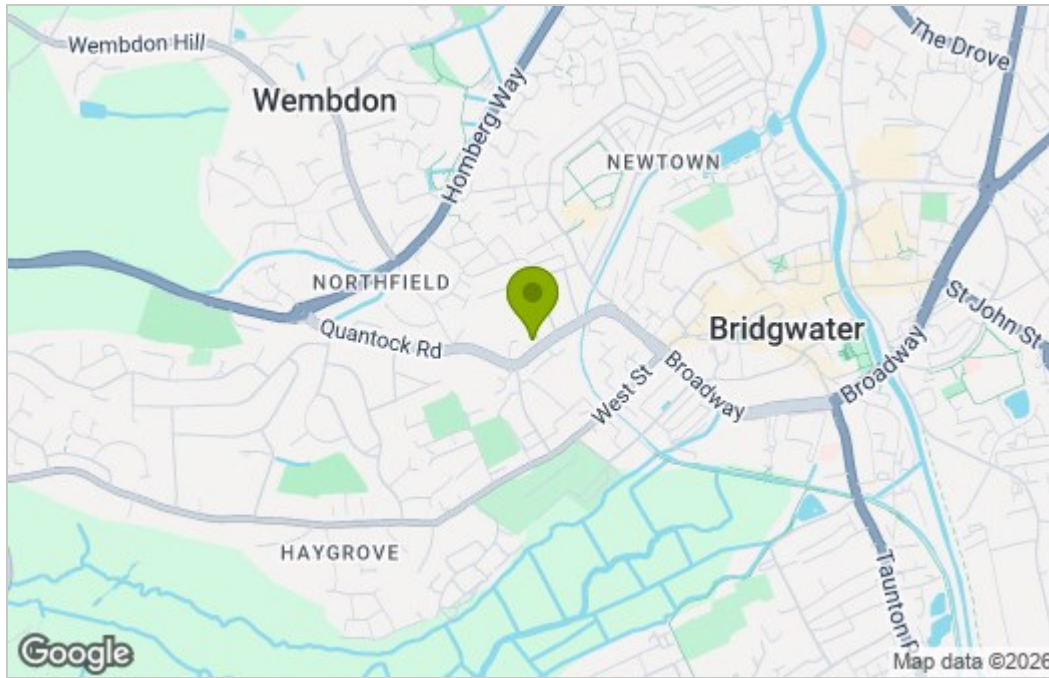
Mains gas, electricity, water and drainage.

# Floor Plan

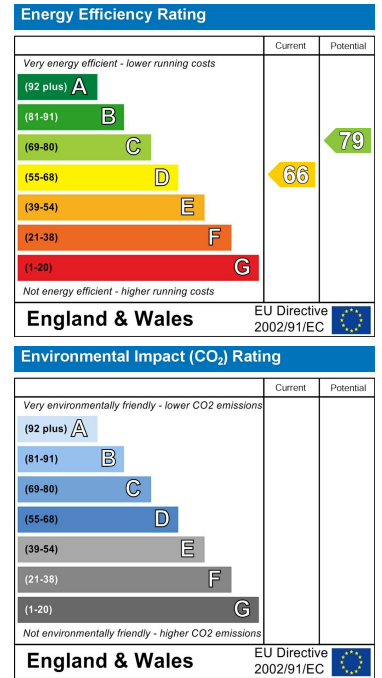


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# Area Map



# Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.  
References to the Tenure of a Property are based on information supplied by the Seller.



01278 574562 07710 392220  
sales@nhowarthestateagents.co.uk  
www.natashowarthestateagents.co.uk

