

Crossacre
Wembdon
Bridgwater
TA6 7RN



JOSEPH CASSON

the estate agency your home deserves





£390,000

- Extended Detached Property
 - Three Bedrooms
 - One Bathroom
- Lounge & Music Room
- Open-Plan Kitchen/Diner
- Utility & Cloakroom
- Attached Garage
- Gated Driveway
- Enclosed Rear Garden

Discover this impressive 1950s bay-fronted detached home, perfectly situated in a tucked-away position in the heart of the desirable village of Wembdon, close to the park.

Featuring an expansive ground floor with a spacious lounge, music room, utility area, cloakroom, and stunning open-plan kitchen/dining room. Enjoy the convenience of an attached garage, gated driveway, and an enclosed garden.

ACCOMMODATION

This double-glazed and gas centrally heated accommodation briefly comprises: entrance hallway, lounge with bay window, utility, cloakroom, music room and extended open-plan kitchen/dining room. Upstairs are three bedrooms, and a bathroom. Outside, there is ample parking on own gated driveway, attached garage, and an enclosed rear garden.

LOCATION

The much sought-after village of Wembdon lies approximately one mile west of Bridgwater's Town Centre. Within the village is Wembdon Primary School, the historic St. George's Church, The Cottage public house, children's playground, a garage, cricket & football pitches, and The Green, a multi-purpose building; cricket pavilion, nursery & village hall.

Bridgwater offers a wide range of amenities and has excellent transport links to the M5 motorway and mainline rail link. A short distance to the West is the Quantock Hills, an Area of Outstanding Natural Beauty.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: None

EPC Rating:

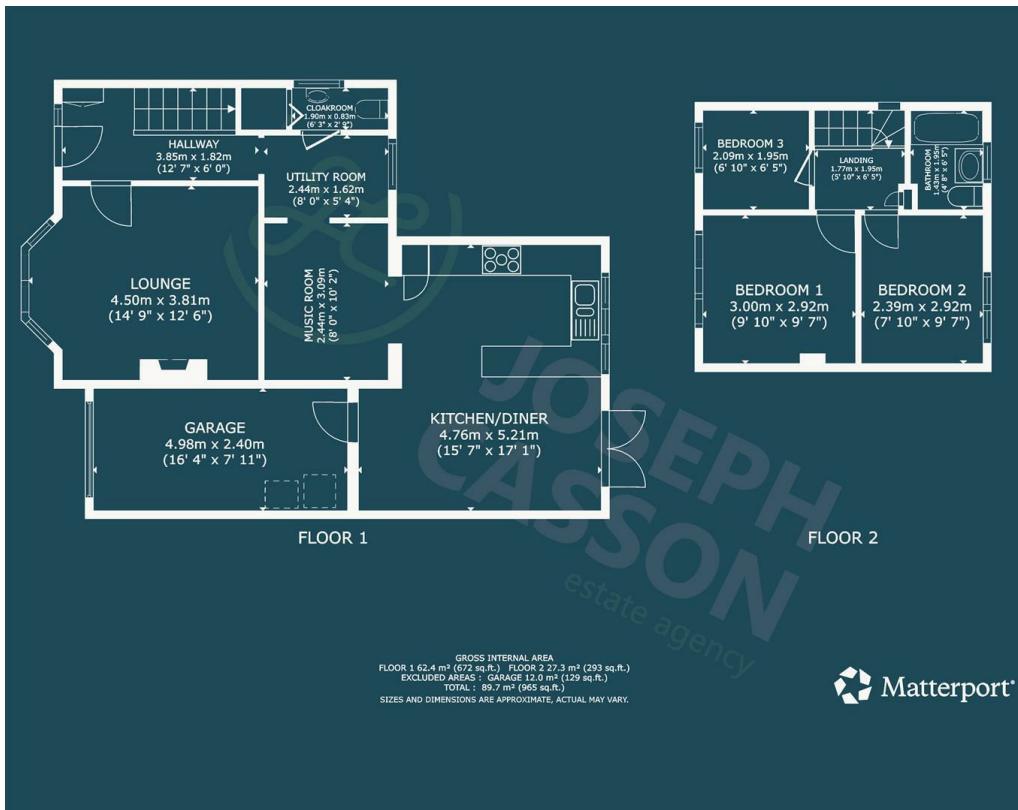
Council Tax Band: D

UTILITIES

Water Supply: Mains

Sewerage: Mains





Electricity Supply: Mains
Gas Supply: Mains
Central Heating: Mains - Gas

FLOODING

No Flooding in the last 5 years. Flood Information: flood-map-for-planning.service.gov.uk/location

BROADBAND & MOBILE COVERAGE

For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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