



WEMBDON ROAD

Bridgwater, TA6 7DW

Price £379,000

Tamlyns

PROPERTY DESCRIPTION

Situated close to town this extended home has plenty of character and space for a family and is well situated for access into the ground floor there is a entrance hall, lounge, study, open plan L-shaped kitchen / dining area and snug overlooking the larger than average rear garden, to the first floor are the three bedrooms master with ensuite, and family bathroom.

Outside there is an area at the front laid to block paving with raised plant beds and a side access into the rear garden which is larger than average with a workshop/office/gym.

Viewing is highly recommended.

Situation

* Extended family home * Lounge * Open plan Kitchen / Dining Area / Snug * 3 Bedrooms * Master bedroom with en-suite * Family Bathroom * Larger Than Average Garden * Workshop/Home Office/Gym * Viewing Recommended

Local Authority

Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: D

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



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Accommodation

All measurements are approximate.

Entrance Porch

Front door and window to the front aspect, tiled flooring, ceiling spotlights and centre opening doors to:-

Entrance Hall

Window to the side aspect, radiator and stairs to the first floor with under stair cupboard.

Lounge

15 x 12'2 (4.57m x 3.71m)

Double glazed bay window to the front aspect, solid fuel burner, radiator.

Study

12x 5'1 (3.66mx 1.55m)

Double glazed window to the side aspect, radiator, telephone point, central heating boiler.

Kitchen / Dining Area / Snug

27'5" x 26'6" to widest points (8.38 x 8.08 to widest points)

Recently extended to form this L- shaped open plan accommodation which is perfect for family life or entertaining, comprising of Kitchen with a centre island and a range of units and built in appliances, opening into utility area with space and plumbing for washing machine, bi fold doors leading out to the rear garden.

First Floor

Landing

Loft access, door to :-

Master Bedroom

15'1 x 12'2 (4.60m x 3.71m)

Double glazed window to the front, radiator, TV point, walk in wardrobe with shelving and light. Wooden floorboards.

En-suite

5'9 x 3'10 (1.75m x 1.17m)

Shower cubicle, wash hand basin.

Bedroom 2

12'5 x 11'11 (3.78m x 3.63m)

Double glazed window to the side aspect, built in wardrobe, radiator.

Bedroom 3

11 x 9'2 (3.35m x 2.79m)

Double glazed window to the side and radiator.

Bathroom

Double glazed window to the rear, walk in shower, low level w/c pedestal wash hand basin, roll top bath.

Outside

PROPERTY DESCRIPTION

Front Garden

The front is laid to block paving with raised plant beds and UPVC side door leads into the rear garden.

Rear Garden

Enclosed rear garden, mainly laid to lawn, side access, home office / workshop / gym with light and power.







PLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

