

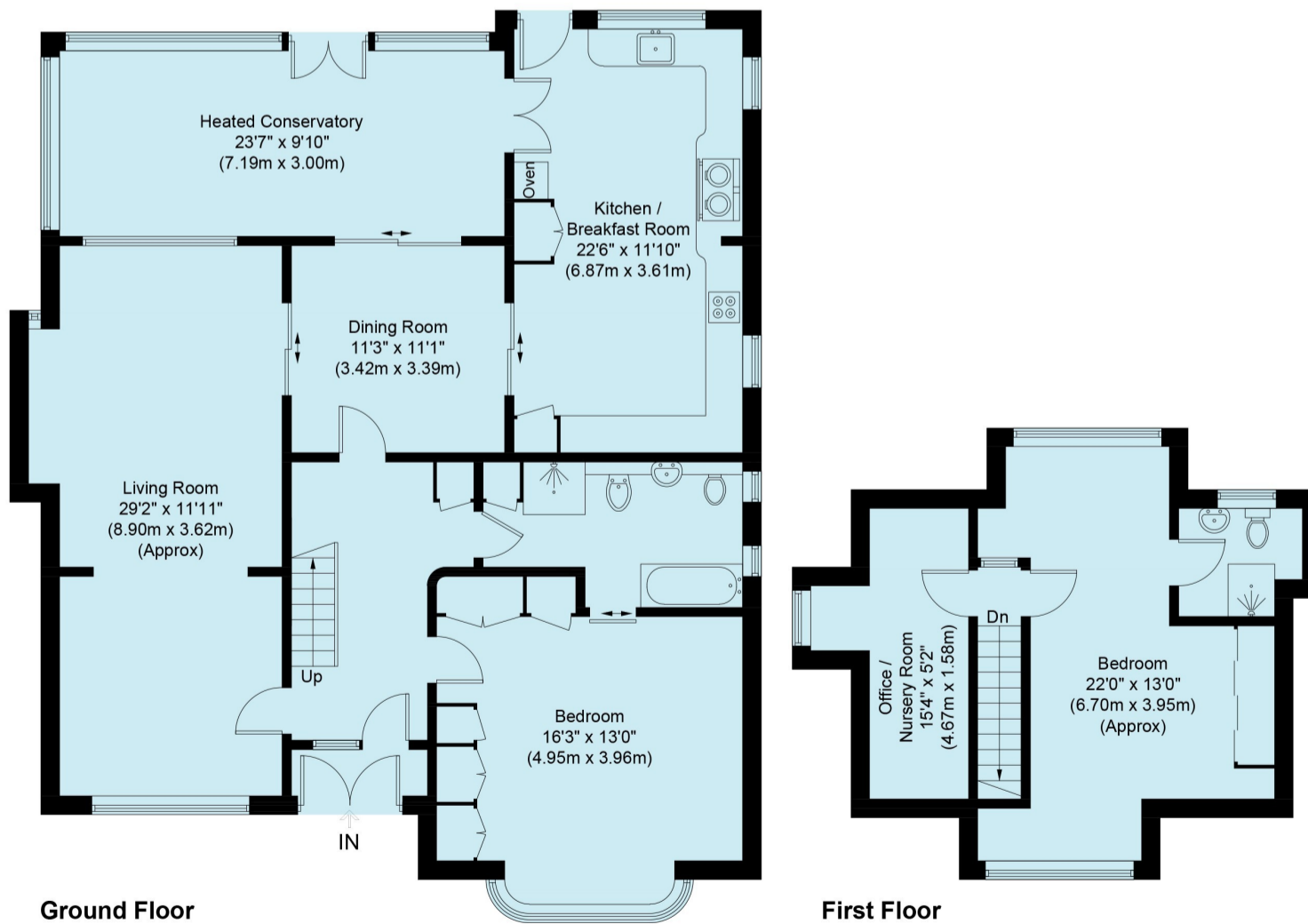


Wembdon Hill
 Bridgwater, TA6
 £445,000 Freehold

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Wilkie May & Tuckwood

Floor Plan



For illustrative purposes only. Not to scale. ID1239299
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Floor Plan Produced by EPC Provision

Description

Wembdon Hill is a substantial two bedroom chalet style detached bungalow offered to the market with no onward chain, vacant possession, garage and off-road parking, with stunning views to the rear over the adjoining countryside.

- Two bedroom chalet bungalow
- Over 29' living room
- Conservatory overlooks rear garden
- Kitchen/breakfast room over 22'
- Dining room
- Bedroom one downstairs
- Bedroom two upstairs
- Office/nursery room upstairs
- Garage
- Ample off-road parking
- Rear garden with far reaching views
- No onward chain

THE PROPERTY:

The property is in need of some cosmetic updating throughout with the accommodation comprising an entrance porch, entrance hall with stairs leading to the first floor. There is a large living room with a double aspect, a dining room with doors opening to the large conservatory, further opening to the rear garden with views over the adjoining countryside. The kitchen/breakfast room is of a good size. The principal bedroom benefits from an en-suite which can be assessed via the bedroom and the entrance hall.

To the first floor is a large second bedroom with an en-suite shower room and a further office/nursery room.

To the front of the bungalow is ample off-road parking which leads to the garage. The garden to the rear has a patio area and is predominantly laid to lawn which down to a summerhouse and allows you to take in the surrounding countryside and views.

A viewing of this residence comes highly recommended to fully appreciate not only its location but its potential.

OUTSIDE:

Situated in the sought after village of Wembdon on the favoured western side of Bridgwater, approximately two miles from the town centre. The village of Wembdon offers various facilities including a store, church and public house whilst junior and senior schools of high repute are close by. Bridgwater offers an extensive range of amenities along with main line railway link, daily coach service to London and access to junctions 23 and 24 of the M5 motorway.



WM&T

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.

Construction: To be confirmed.

Services: Mains water, mains electricity, mains drainage, gas fired central heating.

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

Council Tax Band: E

Broadband Coverage: We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 180Mbps download and 25Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data available with O2 and Vodafone. Voice and data limited with EE and Three.

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 September 2025.

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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