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ESTATE AGENTS



95B Wembdon Road, Bridgwater, TA6 7PJ

£425,000

We are delighted to offer for sale this exceptional three/ four bedroom, newly refurbished detached home. The property offers superb, spacious accommodation and is situated in a sought after cul- de- sac on Wembdon Road, Bridgwater. A particular feature of this property is the impressive high specification kitchen/diner with integrated appliances overlooking the fantastic rear garden.

The double glazed and centrally heated home in brief comprises entrance hallway, cloakroom, lounge, kitchen/ diner and a bedroom/ dining room to the ground floor. Upstairs there are three generously sized bedrooms (ensuite shower room to bedroom one) and a family bathroom.

In addition the property has a garage and parking and is offered to the market with NO ONWARD CHAIN.

ENTRANCE

Via open canopy porch with double glazed front door and window combination unit to:

ENTRANCE HALLWAY

Double glazed window to side aspect. Wood effect flooring, staircase rising to first floor, radiator. Doors to dining room/ bedroom, cloakroom, lounge and kitchen/ diner.

WC

Obscure side aspect double glazed window. Fitted with a two piece suite comprising recessed WC with push button flush and circular wash hand basin with splashbacks. Radiator, wood effect flooring.

LOUNGE

Double glazed window to front aspect. Double glazed patio doors to the garden. Two radiators, wood effect flooring.

KITCHEN/ DINER

Two double glazed windows to rear aspect. Fitted with a range of matching grey wall, base and drawer units with work surfaces over and one and a quarter bowl sink and drainer unit inset with mixer tap over. Built in appliances to remain including four electric hob with modern extractor over and matching splash back. Electric double oven and microwave . Integrated fridge/ freezer, washing machine and dishwasher. Wood effect flooring, radiator, gas fired combi boiler concealed in cupboard. Rear aspect double glazed French doors to the garden.

DOWNSTAIRS BEDROOM/ DINING ROOM

Double glazed window to front aspect. Radiator, wood effect flooring.

LANDING

Double glazed window to side aspect. Radiator, loft hatch, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to rear aspect. Skylight to front aspect. Radiator, door to:

ENSUITE

Obscure rear aspect double glazed window. Fitted with a three piece suite comprising large shower cubicle with mains shower over, recessed WC with push button flush and vanity wash hand basin. Tiled floor, heated towel rail.

BEDROOM TWO

Front aspect double glazed window. Radiator.

BEDROOM THREE

Skylight to rear aspect. Radiator.

BATHROOM

Obscure rear aspect double glazed window. Fitted with a four piece suite comprising panelled bath with shower attachment, shower cubicle with mains shower over, vanity wash hand basin and recessed WC with push button flush,. heated towel rail.

EXTERIOR

PARKING

To the rear for one vehicle leading to:

GARAGE

Accessed via up and over door to front. Personnel door to the garden.

GARDEN

Enclosed with timber fencing. Large decked area adjacent to house. Mainly laid to lawn. Side pedestrian access to front of property.

SERVICES

Mains gas, electricity, water and drainage.

Floor Plan

GROUND FLOOR



1ST FLOOR

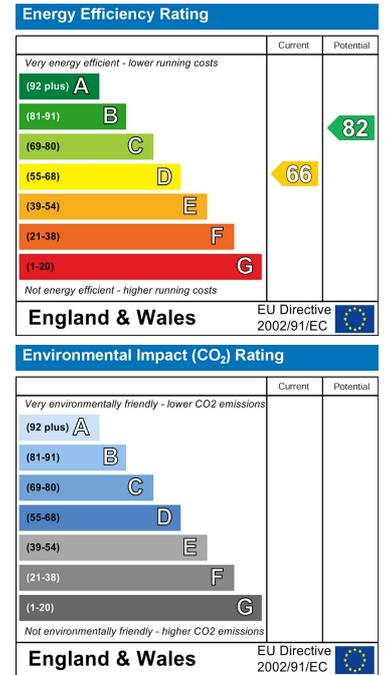


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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