

Cross View Rise
Wembdon
Bridgwater
TA6 7RL




JOSEPH CASSON
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£320,000

- Split-Level Detached Property
- Three Bedrooms (With Vaulted Ceilings)
 - Two Bathrooms
- Open-Plan Kitchen/Dining Room with Vaulted Ceiling
- Spacious Lounge with Access to Garden
 - Separate Study
 - Enclosed Garden
- Single Garage & Driveway
- Sought-After Village Location

Set within the ever-popular village of Wembdon and close to The Green and parklands, this attractive split-level detached property combines modern comfort with versatile living space.

The home features an open-plan kitchen/diner perfect for everyday living, a spacious lounge, a useful study, and three bedrooms, including a generous primary bedroom with an en-suite shower room. A stylish ground-floor bathroom serves the remaining accommodation.

The exterior offers a garage, driveway, and a sunny, low-maintenance south-east-facing garden.

ACCOMMODATION

With double glazing, gas central heating, and vaulted ceilings, this split-level property offers an open-plan kitchen/diner, spacious lounge, study, and family bathroom on the ground floor. The first floor, accessed via an oak staircase, provides three bedrooms, including a master with en-suite and dual wash basins. The enclosed wrap-around garden features a lawn and patio, and the property also includes a private driveway and garage.

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: D

Council Tax Band: D

UTILITIES

Water Supply: Mains

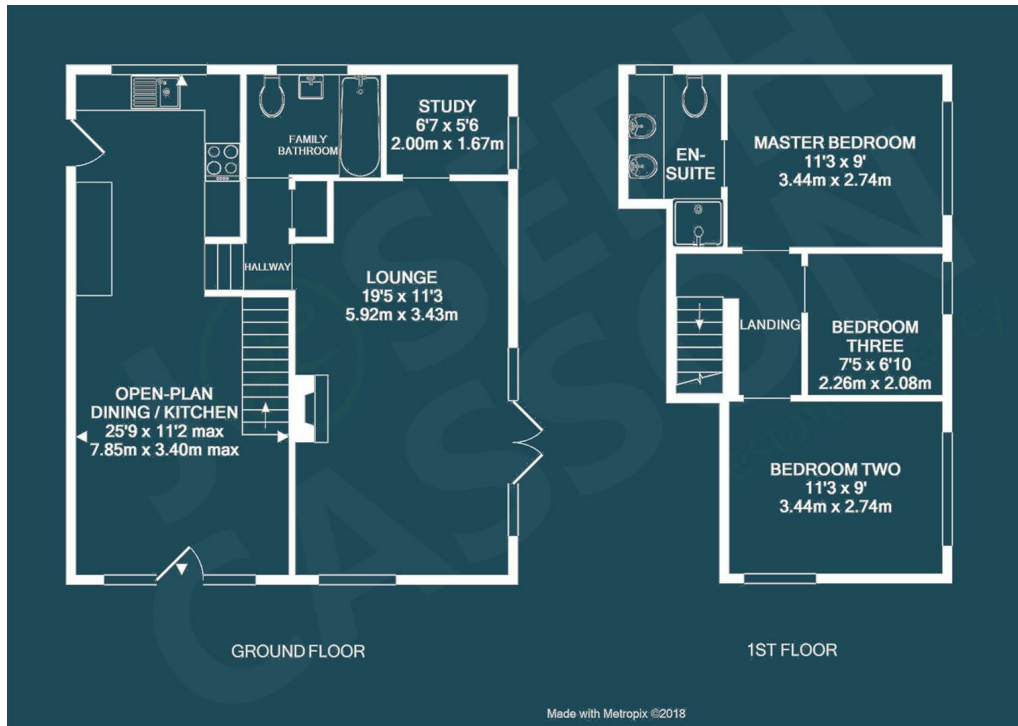
Sewerage: Mains

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		
	65	
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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