



GIBBINS RICHARDS 
Making home moves happen

35 Wembdon Road, Bridgwater TA6 7DL
£350,000

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* Victorian terrace home * Multiple off road parking * Double garage *
Walking distance to town centre *

A stunning example of a Victorian family home located within close proximity to the town centre. This spacious period property has been the programme of full refurbishment over recent years by the current owner. Viewing advised!

Tenure: Freehold / Energy Rating: E / Council Tax Band: C

The accommodation is superbly presented throughout with modern kitchen and sanitary fittings, full UPVC double glazing and gas central heating. Externally the property has enclosed private garden to the rear and large double garage and multiple off road parking behind. Internally, the accommodation is arranged over three storeys, comprising in brief; entrance vestibule, entrance hall, sitting room, second reception room, WC, kitchen and dining room. To the first floor a split level landing leads to three good size bedrooms and family bathroom, there is a further loft room on the top floor with Velux window to rear. Bridgwater's town centre lies a stones throw away and offers an excellent range of shopping, leisure and financial amenities. Bridgwater itself also offers easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

G/F - 662 sq.ft (61.5 sq.m) F/F - 548 sq.ft (50.9 sq.m) S/F - 273 sq.ft (25.3 sq.m) (approx)

stunning example of a Victorian family home

Close proximity to town centre

Large double garage

Off road parking for multiple vehicles

Private enclosed rear garden

Original character & charm

Useful loft room

Modern kitchen & sanitary fittings

Fully UPVC double glazed / Gas central heating



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Entrance Vestibule	4' 5" x 3' 8" (1.35m x 1.12m)
Entrance Hall	Stairs rising to first floor. Door to sitting room, second reception room and kitchen. Doors to understairs WC and storage. Concealed electric consumer unit.
Sitting Room	16' 1" x 12' 11" (4.90m x 3.93m) into bay window. Open fire.
Second Reception Room	12' 11" x 10' 11" (3.93m x 3.32m) Double opening French doors to rear.
WC	4' 6" x 2' 7" (1.37m x 0.79m)
Kitchen	12' 7" x 10' 2" (3.83m x 3.10m) Side aspect window. 'Range' cooker. Gas boiler (concealed).
Dining Room	12' 6" x 9' 6" (3.81m x 2.89m) Side aspect window. Double opening French doors to rear garden.
First Floor Landing	
Bedroom 1	13' 9" x 11' 0" (4.19m x 3.35m) Front aspect window.
Bedroom 2	13' 0" x 10' 11" (3.96m x 3.32m) Rear aspect window.
Bedroom 3	10' 1" x 5' 8" (3.07m x 1.73m) Front aspect window.
Bathroom	12' 9" x 9' 5" (3.88m x 2.87m) Rear aspect obscure window.
Loft Room	18' 10" x 10' 2" (5.74m x 3.10m) (restrictive head height) Built-in wardrobes/eaves storage cupboard. Velux window to rear.
Outside	Gated front pedestrian path and garden leading to front door. To the rear the garden measures approximately - 42' 0" x 17' 2" (12.79m x 5.23m) excluding the area to the side of the kitchen. Storage shed. The rear garden is hard landscaped for ease of maintenance and two areas of decking providing pleasant seating space and a further area of lazy lawn and gravel. The garden enjoys a good degree of privacy and is fully enclosed by timber fencing. Pedestrian gate leading to rear access road in turn leading to DOUBLE GARAGE and parking.
Double Garage	22' 0" x 17' 10" (6.70m x 5.43m) Vehicular reinforced metal up and over door. Multiple off road parking for four vehicles in front. (no mains power)





TOTAL FLOOR AREA : 1483 sq.ft. (137.8 sq.m.) approx.

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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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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a 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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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