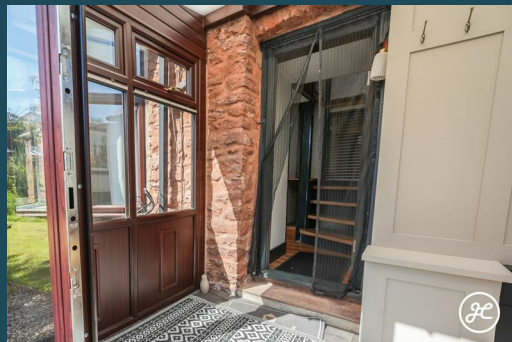


Church Road
Wembdon
Bridgwater
TA6 7RR




JOSEPH CASSON
the estate agency your home deserves





£350,000

- Attractive Semi-Detached Property
 - Three Bedrooms
- First Floor Bathroom & En-Suite Shower
- Open-Plan Kitchen/Living/Dining Room
 - Separate Study
- Ground Floor Shower Room
 - Utility Room
 - Conservatory
- Enclosed Garden
- Garage & Driveway

NO ONWARD CHAIN. Set in a peaceful, tucked-away position opposite the beautiful St. George's Church, this charming semi-detached home sits right in the heart of the highly sought-after village of Wembdon.

Offering a spacious and adaptable layout, the property is perfectly placed with the parish centre and 'The Green' quite literally on your doorstep. The Green itself is a fantastic community hub, featuring a multipurpose pavilion with a bar and coffee shop, cricket and football pitches, regular events, fitness classes, and even a children's nursery.

Brimming with character, period features, and presented in immaculate condition throughout, this delightful home blends classic elegance with modern comfort. A rare opportunity in a prime village setting — don't let it slip away.

ACCOMMODATION

This impressive home retains a number of period features and benefits from double glazing and gas central heating. The ground floor includes an entrance porch, hall, open-plan living with kitchen and dining area, utility room, shower room, and a separate study that leads to the conservatory. Upstairs are three bedrooms — the primary with en-suite shower — plus a family bathroom. The private garden has been landscaped and offers outside storage, mature shrubs, a lawned area, seating areas, and a hot tub! A garage and driveway complete the property.

LOCATION

Nestled in the heart of Wembdon, just steps from the St. George's parish centre and church, 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, coffee shop, bar, 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: C

UTILITIES

Water Supply: Mains
Sewerage: Mains
Electricity Supply: Mains
Gas Supply: Mains
Central Heating: Mains - Gas

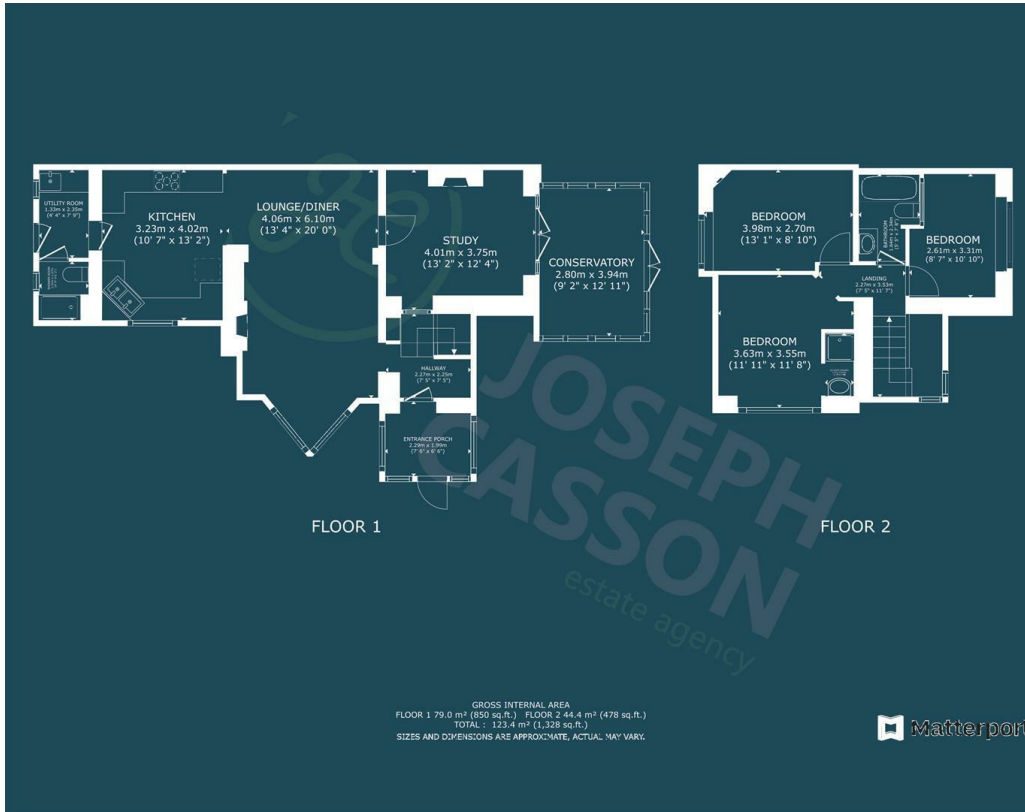
FLOODING

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

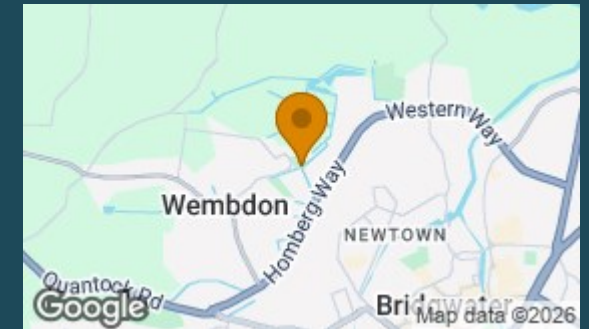




recommend that potential buyers use the Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band
 C

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		
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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