

Wembdon Rise
Wembdon
Bridgwater
TA6 7QU



JOSEPH CASSON

the estate agency your home deserves





£420,000

- Substantial Detached Property
- Modernisation Required
- Five/Six Bedrooms
- Two Bathrooms
- Three Reception Rooms & Conservatory
- Kitchen, Utility Room & Cloakroom
- Garage & Ample Parking
- Gas Central Heating
- No Onward Chain



NO ONWARD CHAIN. This impressive bay-fronted three-storey home boasts five/six spacious bedrooms and three welcoming reception rooms. With a garage and generously sized front and rear gardens, there's ample outdoor space to appreciate.

Nestled on a sought-after road at the edge of Wembdon, this property is ready for its next chapter!

ACCOMMODATION

Discover this impressive detached home featuring: A welcoming entrance hallway, spacious lounge and sitting room, dining area, kitchen with a utility room, convenient WC, and a conservatory on the ground floor. The first floor boasts a landing leading to a bathroom, shower room, separate WC, three double bedrooms (with potential for an en-suite and dressing room), plus two more bedrooms upstairs. Outside offers parking for multiple vehicles in front of the attached garage and an inviting landscaped rear garden with outside storage.

LOCATION

Positioned on the outskirts of Wembdon, directly accessed from Wembdon Road. Wembdon Rise is ideally situated between the heart of Wembdon Village and Bridgwater's Town Centre.

Within Wembdon, there is a local primary school, historic St. George's Church, The Cottage public house, children's playground, 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 Quantocks Hills, an Area of Outstanding Natural Beauty.

ADDITIONAL INFORMATION

Tenure: Freehold. (The property is not currently on the land registry, but this will be updated upon completion.)

Estate/Management Charge: None.

EPC Rating: D

Council Tax Band: C

UTILITIES

Water supply: Mains



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

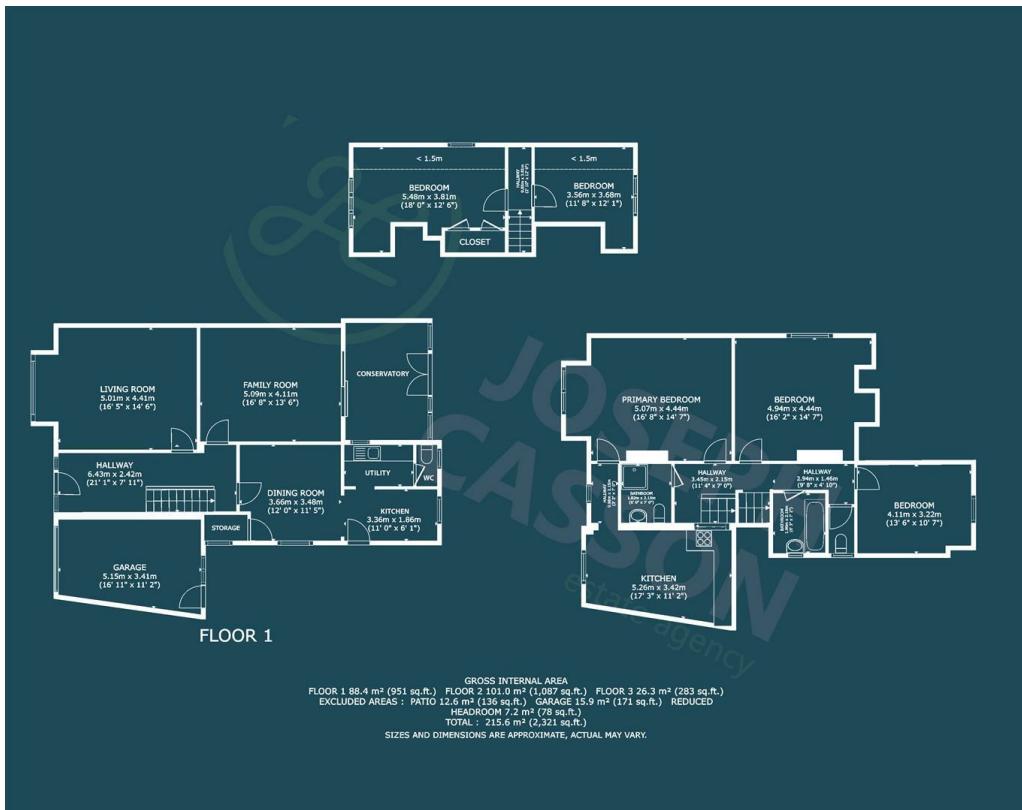
Council Tax Band

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



GROSS INTERNAL AREA
 FLOOR 1 98.4 m² (951 sq.ft.) FLOOR 2 101.0 m² (1,087 sq.ft.) FLOOR 3 26.3 m² (283 sq.ft.)
 EXCLUDED AREAS : PATIO 12.6 m² (136 sq.ft.) GARAGE 15.9 m² (171 sq.ft.) REDUCED
 HEADROOM 7.2 m² (78 sq.ft.)
 TOTAL : 215.6 m² (2,321 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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