

Nataasha Howarth
ESTATE AGENTS



69 Wembdon Hill, Bridgwater, TA6 7QA

£375,000

A chance to acquire this 3/4 bedroom extended semi detached house which is situated in an elevated position on Wembdon Hill with far reaching views towards the Quantocks.

This well-presented and characterful property offers spacious and versatile accommodation, making it an ideal family home within a favoured location.

The ground floor accommodation comprises an inviting Entrance Hall, Cloakroom, comfortable Lounge, Dining Room/Bedroom Four, Kitchen/Breakfast Room and a superb Sun Room extension overlooking the rear garden. To the first floor are three well-proportioned Bedrooms and a family Bathroom.

The property retains many attractive character features whilst benefiting from gas-fired central heating, UPVC double-glazed windows and owned solar panels complete with a battery storage system.

Externally there is parking for two vehicles and a garage. A particular feature of the property is the impressive enclosed south-facing rear garden, which is of a generous size and enjoys far-reaching views towards the Quantock Hills. Two sets of steps, accessed from the living room and snug, lead down to a patio area, with the garden beyond being principally laid to lawn and complemented by well-stocked beds and borders. Further features include decked areas and vegetable plots, together with a summerhouse and shed benefiting from water and power supplies, creating a wonderful outside space for family enjoyment, gardening and entertaining.

For an appointment to view please contact the vendors sole agent.

ENTRANCE

Via double glazed front door to:

ENTRANCE HALLWAY

Turning staircase rising to first floor, under stairs storage cupboard and doors to cloakroom, dining room/ bedroom four, living room and kitchen. Wood effect flooring, radiator.

CLOAKROOM

Double glazed window to side aspect. Fitted with a two piece suite comprising high-level W.C and a wash hand basin.

DINING ROOM/ BEDROOM FOUR

Front aspect bay double glazed window, feature fireplace, picture rail. Window seat. Wood effect flooring, radiator.

LOUNGE

Feature fireplace with wood burner inset. Wood effect flooring, radiator, picture rail.

Rear aspect double glazed patio doors opening onto the garden.

KITCHEN/ BREAKFAST ROOM

Two windows to rear aspect. Re-fitted with a range of white high gloss wall, base and drawer units with roll top work surfaces over and one and a quarter sink and drainer unit inset. Integrated oven and grill, integrated induction hob with extractor over. Space for American style fridge/ freezer. Door to garage. Door to:

SUN ROOM

Dual aspect double glazed windows with French doors insert to the garden. Wood effect flooring,

LANDING

Front aspect double glazed window, loft hatch, doors to bedrooms and bathroom.

BEDROOM ONE

Rear aspect double glazed window, feature fireplace, radiator, picture rail.

BEDROOM TWO

Front aspect double glazed window, built-in cupboard, radiator.

BEDROOM THREE

Rear aspect double glazed window, radiator.

BATHROOM

Obscure side aspect double glazed window, re-fitted with a three piece white suite comprising panelled bath with shower over and glass screen, vanity wash hand basin, close-coupled W.C. Tiled walls.

EXTERIOR

PARKING

On own driveway for two vehicles.

GARAGE

Up and over door to front aspect. Power and light connected. Space and plumbing for a washing machine. Personnel door to the kitchen.

REAR GARDEN

Enclosed and south facing. Two sets of steps (from lounge and sun room) lead down to a patio area. The rear garden enjoys far reaching views towards the Quantocks. The garden is part laid to lawn with well stocked beds and borders.

SERVICES

Mains gas, electricity, water and drainage.

Floor Plan

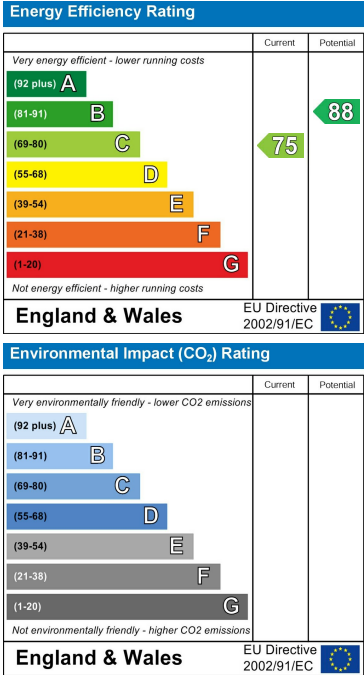


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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