

35 Wembdon Road, Bridgwater TA6 7DL £329,950

GIBBINS RICHARDS A
Making home moves happen

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. The accommodation is superbly presented throughout with modern kitchen and sanitary fitments, 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.

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

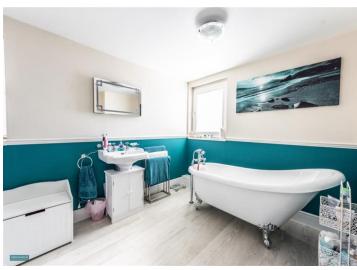
Bridgwater's town centre lies a stones throw away and offers an excellent range of shopping, leisure and financial amenities. Bridgwater itself also offers easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

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 RE-KITCHEN & SANITARY FITMENTS
FULLY UPVC DOUBLE GLAZING
GAS CENTRAL HEATING











Entrance Vestibuile Entrance Hall

Sitting Room

Second Reception Room

WC Kitchen

Dining Room

First Floor Landing Bedroom 1 Bedroom 2 Bedroom 3 Bathroom

Loft Room

Outside

Double Garage

4' 5" x 3' 8" (1.35m x 1.12m)

Stairs rising to first floor. Door to sitting room, second reception room and kitchen. Doors to understairs WC and storage. Concealed electric consumer unit.

16' 1" x 12' 11" (4.90m x 3.93m) into bay window. Open

12' 11" x 10' 11" (3.93m x 3.32m) Double opening French doors to rear.

4' 6" x 2' 7" (1.37m x 0.79m)

12' 7" x 10' 2" (3.83m x 3.10m) Side aspect window.

'Range' cooker. Gas boiler (concealed).

12' 6" x 9' 6" (3.81m x 2.89m) Side aspect window. Double opening French doors to rear garden.

13' 9" x 11' 0" ($4.19m \times 3.35m$) Front aspect window. 13' 0" x 10' 11" ($3.96m \times 3.32m$) Rear aspect window. 10' 1" x 5' 8" ($3.07m \times 1.73m$) Front aspect window. 12' 9" x 9' 5" ($3.88m \times 2.87m$) Rear aspect obscure

18' 10" x 10' 2" (5.74m x 3.10m) (restrictive head height)
Built-in wardrobes/eaves storage cupboard. Velux window

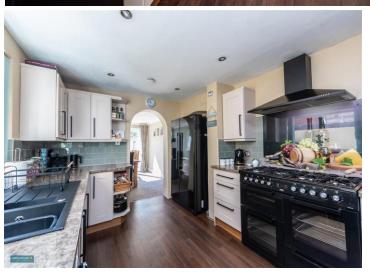
o rear.

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.

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)















winds every attempt as been induce to ensure the accuracy of the tolorpan contained helt, measurements of doors, windows, nooms and any other tiens are approximate and not responsibility is taken for any enror, 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 guarante 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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known that we receive a payment benefit of not more than £250 per case.

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