



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

GIBBINS RICHARDS   
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 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.

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 Vestibule Entrance Hall	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.
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)





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.  
Made with Metropix ©2022



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.

We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.  
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.  
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.



17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488  
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk