

2 Shepherds Close, Wembdon, Bridgwater TA6 7RJ

**Guide Price £400,000**

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**\*\* PRICED TO SELL \*\***

A substantial extended detached home enjoying an elevated position within this sought after village location. Versatile accommodation on both floors include cloakroom, living room, dining room, study, sitting room, snug, kitchen, utility, five first floor bedrooms including en-suite bathroom and separate bathroom and WC. Garage, off road parking and large raised three sectional garden, summer house and outbuilding.

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

This detached property has been extended over the years to provide a most spacious family home which provides a tremendous amount of versatile living space. The property is located in a small cul-de-sac off Church Road in the sought after village which contains village hall, green and playing field, a popular primary school, whilst secondary school education can be found at Haygrove School. Bridgwater town centre is just over one mile distant which provides excellent commuter links via the M5 motorway, whilst the town itself provides a hosts of shopping and leisure facilities.

EXTENDED DETACHED HOME  
VERSATILE ACCOMMODATION  
FIVE RECEPTION ROOMS  
FIVE BEDROOMS  
TWO BATHROOMS  
ELEVATED PRIVATE GARDEN  
ATTRACTIVE VIEWS  
CUL-DE-SAC LOCATION  
GAS CENTRAL HEATING





Entrance Porch  
 Entrance Hall  
 Cloakroom  
 Living Room  
 Dining Room  
 Snug  
 Study  
 Sitting Room  
 Kitchen  
 Utility  
 First Floor Landing  
 Bedroom 4  
 Bedroom 5  
 Bathroom  
 Separate WC  
 Inner Landing  
 Bedroom 1  
 En-Suite Bathroom  
 Bedroom 2  
 Bedroom 3  
 Outside

Stairs to first floor.  
 WC and wash basin.  
 14' 10" x 12' 10" (4.52m x 3.91m) Double glazed bay window.  
 11' 0" x 10' 0" (3.35m x 3.05m)  
 10' 2" x 10' 0" (3.10m x 3.05m)  
 10' 0" x 8' 10" (3.05m x 2.69m) (which is accessed from the sitting and dining rooms)  
 14' 6" x 8' 10" (4.42m x 2.69m) with patio doors to front garden.  
 10' 10" x 9' 10" (3.30m x 2.99m) with built-in double oven and ceramic hob.  
 24' 7" x 5' 2" (7.49m x 1.57m) with doors to front and rear.  
 With access to loft space. Linen cupboard.  
 12' 10" x 12' 5" (3.91m x 3.78m)  
 9' 5" x 8' 8" (2.87m x 2.64m)  
 5' 10" x 5' 7" (1.78m x 1.70m)  
 Provides boiler cupboard with gas fired central heating boiler (which is under two years old).  
 11' 2" x 10' 2" (3.40m x 3.10m)  
 With 'P' shaped bath and shower, WC and wash basin.  
 12' 0" x 8' 9" (3.65m x 2.66m)  
 12' 8" x 8' 9" (3.86m x 2.66m) with Velux windows.  
 Driveway to garage and parking opposite with steps leading to a raised ornamental front garden with various shrubs and trees. The rear garden is of generous size and themed into three sections providing extensive lawn, shrubs, rockery beds, fruit trees, timber summerhouse with light, power and decking platform with further stepping stone pathway leading to a further large lawn area with work store - 10' 0" x 8' 0" (3.05m x 2.44m) with light and power and attractive views across the town centre and beyond.



GROUND FLOOR  
1037 sq.ft. (96.4 sq.m.) approx.



1ST FLOOR  
876 sq.ft. (81.4 sq.m.) approx.



TOTAL FLOOR AREA - 1914 sq.ft. (177.8 sq.m.) approx.

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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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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