



89 Wembdon Road, Bridgwater TA6 7DR

£415,000

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A substantial Edwardian family home located just a stones throw from the town centre. Situated in a favoured position on Bridgwater's west side, this large characterful semi-detached house provides spacious accommodation arranged over three storeys. On the ground floor the entrance hall leads to two large reception rooms with a spacious kitchen/diner and separate WC/utility room. To the first floor are four good size bedrooms and family bathroom with a further three bedrooms and separate WC on the top floor. Externally the property has multiple off road parking to the front and large rear garden measuring in excess of 100' in length.

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

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.

SEVEN BEDROOMS
MULTIPLE OFF ROAD PARKING
LARGE REAR GARDEN
WALKING DISTANCE TO TOWN CENTRE
ORIGINAL CHARACTER/CHARM
FULL UPVC DOUBLE GLAZING
MAINS GAS FIRED CENTRAL HEATING
GREAT SIZE FAMILY HOME





Entrance Hall	17' 0" x 6' 6" (5.18m x 1.98m) Turning staircase to first floor. Doors to living room, sitting room and kitchen/dining room.
Living Room	16' 0" x 13' 7" (4.87m x 4.14m) Walk-in bay window to front. Open fire with brick hearth and marble surround.
Sitting Room	18' 8" x 11' 4" (5.69m x 3.45m) Walk-in bay window with double opening French doors to rear garden. Cast iron wood burner.
Kitchen/Dining Room	Dining Area - 11' 7" x 9' 2" (3.53m x 2.79m) Cupboard (under stairs), cupboard in chimney recess. Window to rear. Arch opening through to; Kitchen Area - 14' 7" x 6' 10" (4.44m x 2.08m) Two side aspect windows. Wall mounted 'Ideal' gas boiler, range of matching eye and low level units. Door to;
Rear Lobby	6' 8" x 2' 10" (2.03m x 0.86m) Doors to utility/WC and garden. Hatch to loft.
Utility/WC	6' 6" x 4' 1" (1.98m x 1.24m) Rear aspect obscure window. WC and corner wash hand basin.
First Floor Central Landing	11' 11" x 6' 2" (3.63m x 1.88m) Stairs continuing to second floor. Doors to four bedrooms and bathroom.
Bedroom 1	13' 9" x 13' 4" (4.19m x 4.06m) (into bay window) Front aspect window. Arch opening to;
Bedroom 2	10' 8" x 9' 9" (3.25m x 2.97m) Front aspect window.
Bathroom	7' 9" x 6' 2" (2.36m x 1.88m) Side aspect obscure window. Fitted with a white three piece suite comprising WC, wash hand basin and Jacuzzi bath.
Bedroom 3	11' 9" x 11' 5" (3.58m x 3.48m) Rear aspect window. Pedestal wash hand basin.
Bedroom 4	11' 9" x 11' 2" (3.58m x 3.40m) Rear aspect window. Pedestal wash hand basin and shower enclosure.
Second Floor Landing	Sky light window. Small hatch to loft. Doors to three bedrooms and WC.
Bedroom 5	15' 8" x 11' 5" (4.77m x 3.48m) Rear and side aspect windows. Hatch to loft.
Bedroom 6	11' 10" x 8' 10" (3.60m x 2.69m) Rear aspect window. Built-in wardrobes.
Bedroom 7	14' 4" x 9' 4" (4.37m x 2.84m) (restrictive head height) Front and side aspect windows. Small hatch to loft.
WC	8' 2" x 3' 5" (2.49m x 1.04m) WC and wash hand basin.

Outside - To the front there is a multiple off road parking. To the rear the garden measures in excess of - 100' (30.46m) in length by 27' (8.22m) in width. The garden enjoys a good degree of privacy and is fully enclosed by brick walls to all sides. There is a timber pedestrian gate leading to side access path/front. Paved patio area adjoining the property providing pleasant seating area with path continuing down the garden to area of lawn beyond. The garden is planted with a variety of mature shrubs and trees and contains a timber shed and timber tool store as well as outside lighting and tap. Pedestrian rear access.





TOTAL FLOOR AREA : 2009 sq.ft. (186.6 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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