



GRASMERE CLOSE

Wembdon, Bridgwater, TA6 7PR

Asking Price **£395,000**

Tamlyns

PROPERTY DESCRIPTION

A rare opportunity to purchase a substantial detached house, offered to the market for the first time in approximately fifty years. The property forms part of the popular Inwood Estate and benefits from a quiet situation, very attractive outlooks and a large plot. EPC C

Local Authority

Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: C

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

Description

The accommodation is arranged over two floors, comprising an entrance porch, hall, sitting room, dining room, kitchen and cloakroom on the ground floor. On the first floor, the landing provides access to four bedrooms, the main having an en-suite shower room, and a family bathroom. The property is fitted with modern, double glazed windows and doors, and is warmed by a mains gas central heating system; the boiler having been replaced in 2019. There are also photovoltaic panels.

Outside a particular feature is the size of the plot, being one of the largest on the development and benefiting further by overlooking the Primary School playing field to the rear. The gardens have obviously been a source of great pride over the years, having clearly been well-maintained and well-stocked. There is a raised patio seating area adjacent to the house and a timber lodge, with power, which would make a great little home office or workshop.

To the front, there is a driveway, car port and garage.

Properties like this in this location are rarely available and although requiring a level of internal redecoration and refreshment, in our opinion, this house offers potential as a fine family home.

Situation

Wembdon lies on the western edge of Bridgwater and offers facilities that include: a primary school, church and public house. Bridgwater offers a wide range of shopping, leisure and educational facilities, as well as providing fast road and rail links to the rest of the country via the M5 motorway and Bridgwater Station respectively. Somerset's county town, Taunton lies approximately eight miles to the south where a wider range of facilities can be found.

Directions

From Homberg Way, turn into the village and proceed along Wembdon Rise, taking the first left turning onto Inwood Road. Grasmere is the first turning on the right, where the property will be found near the end of the close, identified by our For Sale sign.

Entrance porch

6'0" x 3'2" (1.85m x 0.99m)

Entrance hall

14'0" x 7'1" (4.27m x 2.16m)

Sitting Room

16'11" x 11'10" (5.16m x 3.61m)

Dining Room

14'4" x 10'11" (4.39m x 3.33m)

Kitchen

12'2" x 8'9" (3.73m x 2.69m)

W/C

5'8" x 4'0" (1.75m x 1.24m)

Landing

18'0" x 7'3" (5.51m x 2.21m)
Maximum measurement.

Main Bedroom

14'4" x 11'6" (4.39m x 3.53m)
Maximum measurement.

En-Suite

Bedroom Two

10'4" x 9'3" (3.15m x 2.84m)

Bedroom Three

9'10" x 9'3" (3.02m x 2.84m)

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Bedroom Four

12'0" x 7'1" (3.66m x 2.18m)

Maximum measurement.

Bathroom

7'3" x 6'5" (2.21m x 1.98m)







PLAN



IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

