



AI-generated content

Wembdon Road –£370,000 Freehold

Linda Saunders | Estate Agents



34 Wembdon Road, Bridgwater, TA6 DW.

We are delighted to present to the market this beautifully presented, modern and extended three double bedroom semi-detached family home, ideally situated in a highly sought-after location close to local amenities and the town centre. This superb home has been thoughtfully improved and to offer spacious and versatile accommodation, perfectly suited to modern family living or as conversion to an HMO. The accommodation briefly comprises an entrance hall, lounge, guest cloakroom, two utility rooms, and a stunning open-plan kitchen/dining/living room, creating an ideal family or entertaining space. To the first floor are three double bedrooms, including a master bedroom with en-suite, together with a family bathroom. Externally, the property benefits from a large rear garden and a useful outbuilding recently used as a gym.

ACCOMMODATION (All measurements are approximate)

Front Door: Leading to: -

Entrance Hall: The impressive entrance hall provides a welcoming introduction to the home, benefiting from integrated storage, stairs rising to the first floor, and doors leading into: -

Lounge: The lounge is a bright and welcoming reception room, beautifully presented with a lovely bay window to the front aspect that allows plenty of natural light to flood the space. Offering generous proportions, the room provides ample space for both seating and family living, while decorative coving and a feature chimney breast add character and style.

Kitchen/Dining/Living Room: This impressive modern and extended kitchen/dining/tv room is undoubtedly the heart of the home, offering a superb open-plan living space that is both stylish and highly practical. Beautifully designed, the room is wonderfully bright and spacious, enhanced by a large Velux window and rear glazing which allow natural light to pour in. The kitchen is fitted with a comprehensive range of contemporary cupboards, providing excellent storage, together

with sleek quartz worktops and a matching central island incorporating a breakfast bar, ideal for casual dining, entertaining and everyday family life. Integrated appliances include a fridge, freezer, dishwasher, two ovens and hob, while a dedicated bar area adds a further touch of luxury and convenience. There is ample space for both dining and relaxed seating, with the tv area, perfect for relaxing with family or entertaining guests. The added benefit of underfloor heating enhances the comfort of this exceptional space.

Utility: Accessed from the kitchen, the utility room provides a practical additional space, fitted with a sink, worktop and kitchen units, together with space for freestanding appliances. Ideal for everyday household use, it offers useful extra storage and helps to keep the main kitchen area clutter free.

Guest Cloakroom: The downstairs cloakroom is fitted with a modern white suite comprising; low level WC and wall-mounted wash hand basin. The room also benefits from a heated towel rail and attractive flooring, providing a practical and stylish convenience for guests and everyday family use.

Utility: A further useful utility room benefits from a window allowing natural light, and is fitted with a

worktop, sink and cupboards providing additional storage. Versatile in use, it also offers an ideal space for shoes and coats, helping to keep the main living areas neat and organised.

First Floor Landing: The spacious first floor landing is enhanced by a good-size window allowing plenty of natural light, creating a bright and airy feel, with doors leading to all rooms.

Bedroom One: Window to the front aspect allowing plenty of natural light. The room also benefits from attractive wooden flooring, radiator and an integrated walk-in wardrobe. **Ensuite:** The en suite is fitted with a modern suite comprising a shower, low level WC, wash hand basin set within a vanity unit and finished with attractive tiling, the room also benefits from a heated towel rail and useful storage.

Bedroom Two: Window to side aspect, radiator and carpet as fitted. The room also benefits from integrated storage, making it a practical and comfortable space for family living.

Bedroom Three: Window to side aspect, radiator and fitted carpet.

Bathroom: The family bathroom is beautifully appointed and finished to a high standard, featuring a stylish freestanding bath, a walk-in shower, low level WC and wash hand basin set within a contemporary vanity unit. Tastefully presented with attractive tiled surrounds and flooring, the room also benefits from a heated towel rail, useful storage and a window allowing natural light.

OUTSIDE

Rear Garden

Externally, the property benefits from a large rear garden, offering excellent outdoor space for families, entertaining and everyday enjoyment. Predominantly laid to lawn, the garden provides plenty of room for children to play, together with surrounding wall boundaries that create a good degree of privacy.

Gym/Store/Outbuilding

A particular feature of the outside space is the substantial gym/store outbuilding, which benefits from both power and lighting, making it a highly versatile addition. Ideal for use as a home gym, workshop or storage space, it adds further practicality to this impressive family home.

All mains' services supplied.

EPC Rating: D 66

Local Authority: Sedgemoor

Local authority reference number: 6707700340

Council Tax band C

Please Note: These are preliminary details as we are awaiting their approval by our vendor. Some images may have been enhanced with AI to include furnishing where the property is empty.

These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as a statement or representation of fact.

Linda Saunders | Estate Agents



45 High Street, Bridgwater, Somerset TA6 3BG Tel: 01278 425242
Fax: 01278 425262 Email: hotproperty@lindasaundersestateagents.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	79 C
39-54	E		
21-38	F		
1-20	G		



Need Mortgage Advice? Perhaps we can do all the leg work through our associate company Woodward Insurance Services. Call us today to book your free appointment. **Your home is at risk if you fail to keep up repayments on your mortgage or any loan secured on your property.**

OFFICE OPENING HOURS

Mon – Fri 9.00 – 5.00pm, Saturday 9.00 – 12.00pm (Viewings Only)

Website: www.lindasaunders-estateagents.co.uk E-mail: hotproperty@lindasaundersestateagents.co.uk

FREE Market Appraisal

If you are thinking of moving and could benefit from an up to date market appraisal on your own property, call us today.

VIEWING

Strictly by appointment through our office in Bridgwater.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

L166 Printed by Ravensworth Digital 0870 112 5306

