



GIBBINS RICHARDS 

Greenoaks, Orchard Lane, Wembdon, Bridgwater TA6 7QY

£325,000

GIBBINS RICHARDS 
Making home moves happen

**** NO ONWARD CHAIN **** A detached bungalow located in a 'no through' road in this popular village of Wembdon. The accommodation includes entrance hall, sitting room, spacious kitchen/dining room, double glazed conservatory, three bedrooms including en-suite shower room and additional shower room. Driveway, garage, low maintenance gardens.

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

Greenoaks is a detached bungalow believed to be built in 1997, and is located in a most pleasant 'no through' road position. The accommodation benefit from gas central heating and provides a most useful conservatory as well as an en-suite shower room and a separate re-fitted shower room. Orchard Lane is a small cul-de-sac off Wembdon Rise within the sought after village which is within easy access to the town centre itself.

- NO ONWARD CHAIN
- DETACHED BUNGALOW
- POPULAR LOCATION
- THREE BEDROOMS
- EN-SUITE SHOWER ROOM & RE-FITTED FAMILY SHOWER ROOM
- GARAGE / OFF ROAD PARKING
- FULLY ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING





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Entrance Lobby
Entrance Hall
Sitting Room

Kitchen/Dining Room

Conservatory
Shower Room
Bedroom 1

En-Suite Shower Room

Bedroom 2
Bedroom 3
Outside

Airing cupboard. Access to loft space.
17' 2" x 11' 10" (5.23m x 3.60m) Feature
fireplace and patio doors to
conservatory.

14' 9" x 13' 0" (4.49m x 3.96m)
incorporating built-in appliances
including fridge/freezer, double oven and
gas hob. Gas fired boiler. Space and
plumbing for dishwasher.

19' 2" x 9' 8" (5.84m x 2.94m)
8' 3" x 5' 10" (2.51m x 1.78m)
11' 10" x 10' 5" (3.60m x 3.17m) Double
wardrobe.

Shower enclosure, WC and wash hand
basin.

12' 2" x 10' 0" (3.71m x 3.05m)

9' 2" x 8' 6" (2.79m x 2.59m)

Driveway leading to DETACHED GARAGE
with electronic roller door as well as door
to rear garden. The rear garden is 'L'
shaped of a low maintenance theme with
paved areas and raised borders.

AGENTS NOTE

Please note we have been advised by our vendors that spray foam
insulation has been installed in the roof space. Quote on file for
removal at an approximate cost of £4,800 which can be negotiated
from eventual sale price.



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GROUND FLOOR
1084 sq.ft. (100.7 sq.m.) approx.



TOTAL FLOOR AREA: 1084 sq.ft. (100.7 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.



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.

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