



GIBBINS RICHARDS   
Making home moves happen

13 Meadow Park, Wembdon, Bridgwater TA6 7QE  
£285,000

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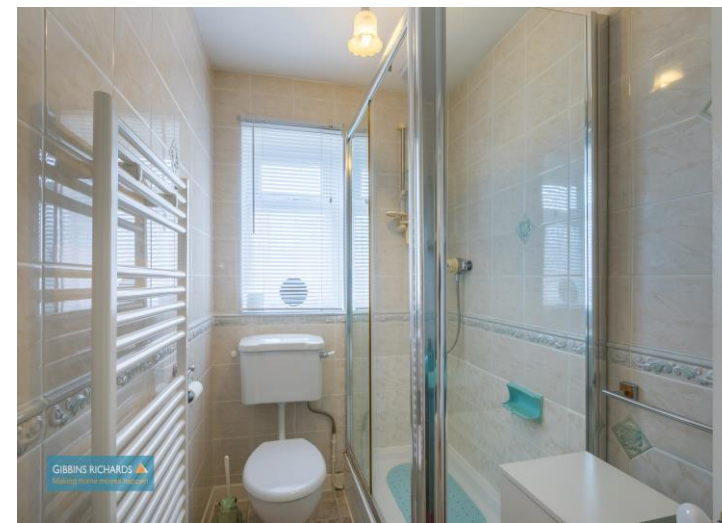


A well presented and extended semi-detached bungalow located in this highly regarded area within easy reach of local amenities. The accommodation is warmed by gas central heating and comprises; entrance hall, sitting room, separate dining room, fitted kitchen, two double bedrooms, shower room and separate cloakroom. A long side driveway, garage/workshop and a generous size private garden to rear.

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

This semi-detached bungalow benefits from no onward chain and provides well presented accommodation which has been extended over the years to create additional bedroom and cloakroom facility. The property stands in generous size gardens with ample off road parking and garage/workshop. Wembdon is a sought after village on the western fringe of Bridgwater and provides, Church, village hall, primary school and playing fields. Bridgwater town centre is just over one mile distant which provides a wealth of shopping and leisure facilities as well as M5 and railway access.

EXTENDED ACCOMMODATION  
TWO RECEPTION ROOMS  
TWO BEDROOMS  
SHOWER ROOM / SEPARATE WC  
AMPLE OFF ROAD PARKING  
GARAGE/WORKSHOP  
PRIVATE REAR GARDEN  
NO ONWARD CHAIN  
GAS CENTRAL HEATING / DOUBLE GLAZING  
SOUGHT AFTER LOCATION







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Entrance Hall	Access to loft space. Boiler cupboard containing combination gas fired central heating boiler.
Sitting Room	12' 5" x 11' 5" (3.78m x 3.48m) Doors to;
Dining Room	11' 5" x 11' 2" (3.48m x 3.40m)
Kitchen	11' 5" x 7' 5" (3.48m x 2.26m)
Inner Hall	Door to outside and cloakroom.
Cloakroom	WC and wash hand basin.
Bedroom 1	14' 8" x 11' 5" (4.47m x 3.48m)
Bedroom 2	11' 5" x 7' 5" (3.48m x 2.26m) (off entrance hall)
Shower Room	7' 10" x 4' 10" (2.39m x 1.47m) including double shower enclosure, low level WC and wash hand basin.
Outside	Open plan front garden with a long side driveway leading to a GARAGE/WORKSHOP - 20' 0" x 12' 0" (6.09m x 3.65m) with light and power, automated roller door, door to rear garden. Steps leading up to a long lawned section with summerhouse and shed. The garden benefits from a high degree of privacy.



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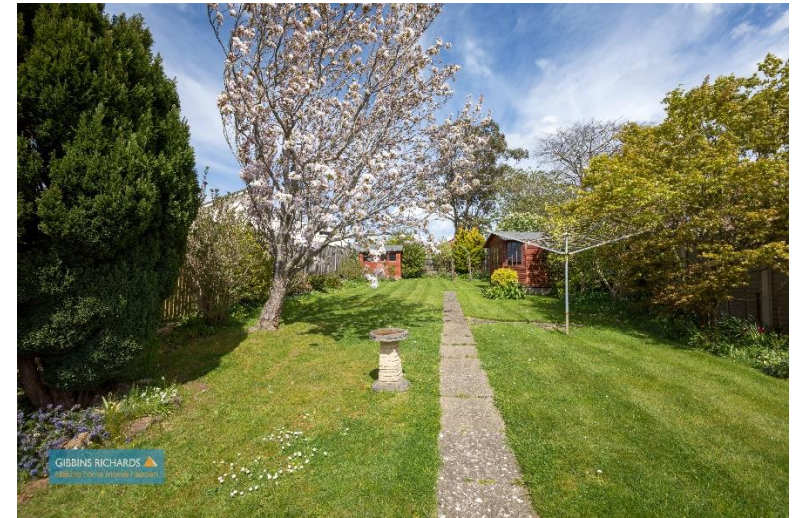
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## GROUND FLOOR



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.  
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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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