

9 Meadow Park, Wembdon, Bridgwater TA6 7QE £319,950



## \*\* AVAILABLE WITH NO ONWARD CHAIN \*\*

A well presented detached bungalow located in a sought after village of Wembdon. The accommodation comprises; entrance hall, generous size sitting/dining room, sun room, fitted kitchen, two double bedrooms, shower room, ample off road parking, carport, garage, corner plot gardens.

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

This well presented detached bungalow provides generous size and well planned accommodation with the added advantage of a sun room addition. The property further benefits from enclosed corner plot gardens with carport and garage.

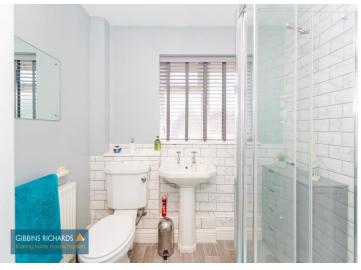
The property is located in the sought after village of Wembdon, which is on the western outskirts of Bridgwater. There are local facilities within the village including a nearby primary school, church and playing fields. Bridgwater town centre is just over one mile distant and provides a wealth of shopping, leisure and cultural facilities as well as M5 and intercity rail access.

WELL PRESENTED DETACHED BUNGALOW SOUGHT AFTER LOCATION LARGE SITTING/DINING ROOM SUN ROOM TWO DOUBLE BEDROOMS GAS CENTRAL HEATING DOUBLE GLAZED WINDOWS CORNER PLOT GARDENS NO ONWARD CHAIN





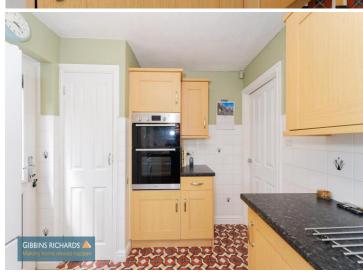






## **Entrance Hall** With cloaks cupboard. Linen cupboard and loft access via a pull down ladder (within the loft is the combination gas fired boiler). Sitting/Dining Room Sun Room Door to outside. Bedroom 1 storage. Bedroom 2 storage cupboard. Shower Room

24' 3'' (7.39m) to bay reducing to 17' 10'' (5.43m) x 10' 6'' (3.20m) wide in part. 10' 8'' x 7' 6'' (3.25m x 2.28m) 11' 5'' x 7' 10'' (3.48m x 2.39m) with builtin oven and gas hob. Space and plumbing for washing machine. Pantry cupboard. 11' 5'' x 9' 10'' (3.48m x 2.99m) with wall to wall wardrobes with hanging rails and 11' 5'' x 8' 6'' (3.48m x 2.59m) with 8' 0'' x 7' 5'' (2.44m x 2.26m) Paved driveway to front as well as a carport and garage via remote roller door with light and power. The gardens contain a patio area, raised lawn area, bordering shrubs and plants as well as a storage shed.











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.

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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 hordgage 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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