



GIBBINS RICHARDS 
sales and lettings

32 Wembdon Hill, Wembdon, Bridgwater TA6 7PX
Guide Price £550,000

GIBBINS RICHARDS 
Making home moves happen

Versatile and flexible living * Spacious Victorian home with self-contained annexe, coach house, garage and parking * Sought after location * Unique opportunity *

This substantial home is perfect for multi generation use with possible home and income potential. The main house consists of two reception rooms, re-fitted kitchen, utility, four first floor bedrooms including access from one of the bedrooms to a roof terrace, to the first floor there is also a main bathroom and en-suite cloakroom. Self contained annexe is also accessed from the main house, includes living room, double bedroom, fitted kitchen, bathroom with shower and separate WC. The coach house is completely self-contained incorporating a studio/living room, kitchen and shower room, whilst the garage itself has been partly converted via stud partition to a work shop and storage area. There are private gardens on a number of tiers including roof terrace and secret garden area. The property further benefits from two independent driveways providing ample off road parking.

Tenure: Freehold

Energy Rating: E (Main House) Energy Rating: D (Coach House)

Council Tax Band: E (Main House) Council Tax Band: A (Annexe)

Versatile living
Home income potential
Self-contained Annexe
Coach house and outbuildings
Four bedrooms to the main house
One bedroom Annexe and Studio Room
Ample off road parking
Garage / Workshop
Internal viewing highly recommended
Private gardens



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MAIN HOUSE

Entrance Hallway
Dining Room

Storage cupboard. Access to;
12' 2" x 11' 8" (3.71m x 3.55m) (excluding bay window)
(currently being utilized as a music room)

Living Room

16' 0" x 14' 0" (4.87m x 4.26m) with bay window to front aspect.

Kitchen/Breakfast Room

12' 0" x 11' 8" (3.65m x 3.55m) Attractive range of units.

Utility Room

15' 0" x 7' 3" (4.57m x 2.21m)

First Floor Landing

Doors to four bedrooms and bathroom. Storage cupboard.

Bedroom 1

11' 10" x 11' 8" (3.60m x 3.55m)

Bedroom 2

11' 10" x 10' 5" (3.60m x 3.17m)

Bedroom 3

10' 8" x 9' 0" (3.25m x 2.74m)

Bedroom 4

15' 0" x 7' 2" (4.57m x 2.18m) Double glazed sliding doors to roof terrace. Door to WC with wash hand basin.

Bathroom

10' 6" x 6' 5" (3.20m x 1.95m) Low level WC, wash hand basin, bath and separate shower enclosure.

ANNEXE

Hallway

Sitting Room

14' 10" x 9' 0" (4.52m x 2.74m) Front aspect window.

Kitchen

9' 3" x 7' 0" (2.82m x 2.13m)

Double Bedroom

14' 10" x 9' 5" (4.52m x 2.87m) with bay window to front aspect.

Bathroom

6' 4" x 5' 3" (1.93m x 1.60m) incorporating a corner shower, bath, wash hand basin and separate WC.

COACH HOUSE

Living/Studio Room

17' 5" x 12' 5" (5.30m x 3.78m) max.

Adjoining Kitchen Area

9' 6" x 5' 3" (2.89m x 1.60m)

Shower Room

6' 4" x 5' 3" (1.93m x 1.60m)

Outside

From the main house there is an independent driveway via double gates into a secure drive with access to a double garage, which has been partly converted into two storage/workshop areas. There is a further courtyard and access to a boiler/storage cupboard. The garden stretch to the rear and the side of the property offers a good degree of privacy and is laid out into various sections including a large timber sun deck, split level patio areas, secret garden area with front gate leading to two off road parking spaces.



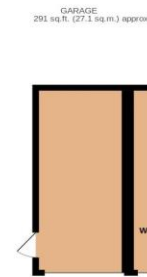
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TOTAL FLOOR AREA : 2489 sq.ft. (231.3 sq.m.) approx.

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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ANNEXE



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.



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