



Silverdale Close

Wembdon, Bridgwater, Somerset, TA6

**WILKIE MAY
& TUCKWOOD**



DESCRIPTION: The accommodation comprises a door through to the entrance hall with a downstairs' cloakroom with a WC and wash hand basin together with a useful storage cupboard. The living room has a front aspect with a bay window and Minster fireplace. There is a separate kitchen/dining/family room over 23' in length fitted with a modern range of high and low level white fronted kitchen units with double ceramic sink, recesses for domestic appliances, built-in dishwasher, a Range oven and to the dining area are French doors overlooking and accessing the rear garden and decking area. A door opens to a further lobby where there is access to the office/bedroom five with a double glazed rear aspect window and loft hatch. The property has an additional recessed area with potential for a downstairs' shower room and a utility room fitted with a range of units, plumbing for a washing machine, sink unit, double glazed rear aspect door and window overlooking and accessing the rear garden. There is an internal door to a double garage which has light and power connected and an electric remote controlled up and over door.

On the first floor landing is an airing cupboard housing the hot water tank and a further cupboard housing the boiler, two loft accesses and four double bedrooms with en-suite dressing area to the principal bedroom together with a bespoke en-suite bathroom with a jacuzzi bath, WC, two bespoke basins, double walk-in shower and window. Also to the first floor there is family bathroom with a white suite, tiled surround, WC, wash hand basin and further double shower cubicle, heated towel rail and a double glazed window.

Outside – The property is approached by a block paved driveway providing off-road parking for many cars with a front lawned area, side access to the rear gardens which are particularly private together with a decking area with gardens beyond laid to lawn with an additional gravelled area, a garden shed and a second gravelled area to the rear boundary of the gardens. The gardens are enclosed by fencing and hedging and are particularly private.

DIRECTIONS:

Leave our offices on St Mary Street, at the mini-roundabout go straight over and take the right hand lane at the traffic lights. Turn right into North Street, continue onto Wembdon Road then into Quantock Road. At the roundabout at the top of Quantock Road take the third exit onto Homberg Way. Continue for approximately 1/3 mile and take the left hand turning into Wembdon Rise. Take the first turning left into Inwood Road. Continue along this road taking the second turning left into Silverdale Close where the property can be found on the right hand side indicated by our For Sale board.

LOCATION:

The property is situated in a cul-de-sac location in the village of Wembdon, on the favoured west side of Bridgwater. There is a local shop for day to day needs, a church and a post office. Both junior and senior schools of good repute are within close proximity of the property. Bridgwater is approximately 1 mile away and offers an extensive range of services and amenities. The M5 junctions 23 and 24 allow easy access to the motorway and there are mainline links via Bridgwater railway station.



This imposing four/five double bedroom detached family home is situated in a select cul-de-sac in the popular west side village of Wembdon.

The property enjoys a popular kitchen/dining room layout and is offered to the market with no chain.

ACCOMMODATION [All measurements are approximate],

ENTRANCE HALLWAY, CLOAKROOM, LIVING ROOM 17'4" x 13'1" (5.28m x 3.98m) to recess not including bay,

KITCHEN/DINING ROOM 23'8" x 9'2" (7.21m x 2.79m), OFFICE/BEDROOM FIVE 11'7" X 7'2" (3.53m x 2.18m), UTILITY ROOM 11'7" x 7'1" (3.53m x 2.15m),

BEDROOM ONE 13'4" x 12'6" (4.06m x 3.81m), DRESSING AREA 11'1" x 5' (3.37m x 1.52m), EN-SUITE BATHROOM,

BEDROOM TWO 12'10" x 12'4" (3.91m x 3.75m), BEDROOM THREE 12'10" x 9'4" (3.91m x 2.84m), BEDROOM FOUR 11' x 8'2" (3.35m x 2.48m),

FAMILY BATHROOM

OUTSIDE – DOUBLE GARAGE 18' x 15'3" (5.48m x 4.64m), OFF-ROAD PARKING, FRONT & REAR GARDEN

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Floorplan:



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IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in May 2021.

8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you. 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 the 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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