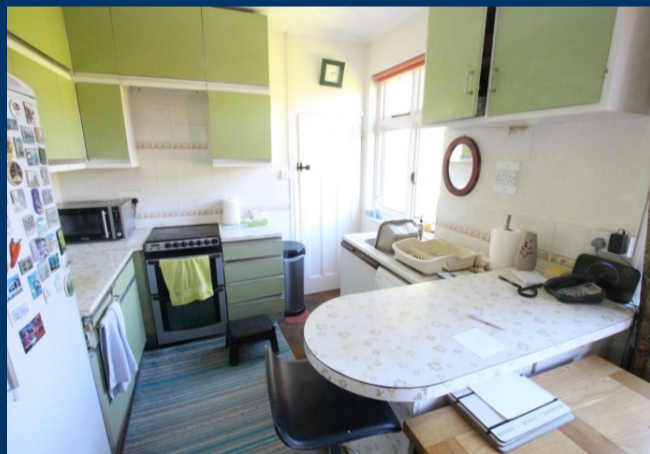




Orchard Lane

Wembdon, Bridgwater, Somerset, TA6

**WILKIE MAY
& TUCKWOOD**



DESCRIPTION:

An opportunity to acquire an older style three bedroom semi-detached house requiring modernisation. The house is situated in a beautiful oasis just off of Wembdon Rise and is set within mature gardens.

The accommodation is well proportioned throughout and includes an entrance hall, off which is a living room with two double glazed windows which overlook a truly delightful front garden. At the rear is a kitchen/dining room with an attractive outlook. Off the kitchen area is a side lobby where stairs rise to the first floor.

The landing has two cupboards one of which houses the hot water cylinder and there is access to the roof space above. Off the landing there are three generous bedrooms and a bathroom.

Outside – The property is approached via a long driveway which provides multiple off-road parking and leads to a larger than average garage. Alongside there is porchway which provides access from the front to the rear of the property. Adjoining the driveway is a wonderful landscaped mature garden comprising lawns, well stocked flower and shrub beds with specimen trees and a patio area. At the rear is a relatively private garden which is again laid to lawn with flower beds.

There is some double glazing and gas fired central heating. The house is offered with no onward chain.

DIRECTIONS:

Proceed out of Bridgwater along the A39, Wembdon Road following signs for Cannington. At the roundabout take the third exit onto Homburg Way, Continue along this road and at the traffic lights turn left into Wembdon. Take the next immediate right, signed Orchard Lane leading to Vicars Lane, follow this lane along and the property can be found further along on the left hand side.

LOCATION:

Situated on the favoured west side of Bridgwater within easy access to junior and senior schools of high repute. The village of Wembdon boasts its own park and church with shop and post office. The town centre of Bridgwater is approximately 1½ miles distance away which offers a full range of amenities including retail, leisure and educational facilities. Main line railway links are available at Bridgwater Railway station.



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ACCOMMODATION [All measurements are approximate],

ENTRANCE HALLWAY, CLOAKROOM/WC, LIVING ROOM 19'3" x 12' (5.86m x 3.65m), KITCHEN/DINING ROOM 16'3" x 12'3" (4.95m x 3.73m), SIDE LOBBY,

First floor landing

BEDROOM ONE 11'10" x 11'2" (3.60m x 3.40m), BEDROOM TWO 12'4" x 9'10" (3.75m x 2.99m), BEDROOM THREE 8'4" x 7'9" (2.54m x 2.36m), BATHROOM,

OUTSIDE – BEAUTIFUL GARDENS, OFF-ROAD PARKING ON DRIVEWAY, GARAGING

**Orchard Lane
Wembdon | Bridgwater | Somerset | TA6**

Price: £275,000

GENERAL REMARKS AND STIPULATION

Tenure:

The property is offered for sale freehold, by private treaty with vacant possession on completion.

Services:

Mains water, mains electricity, mains drainage, gas fired central heating.

EPC: E41



Floorplan:



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**WILKIE MAY
& TUCKWOOD**

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, reference 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 June 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.