

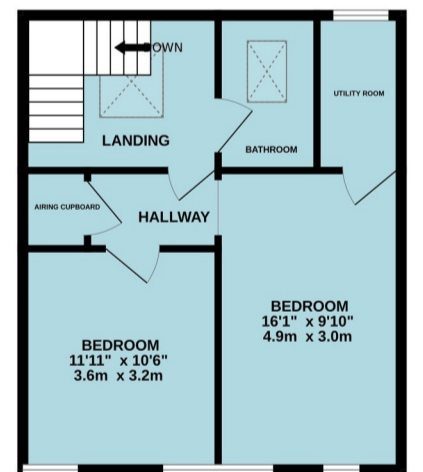
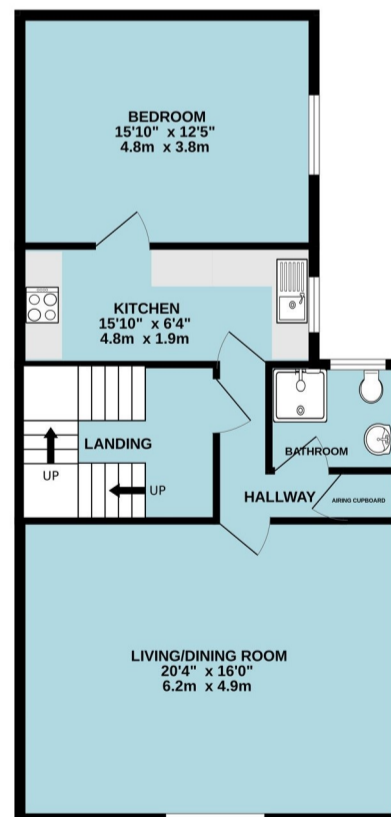
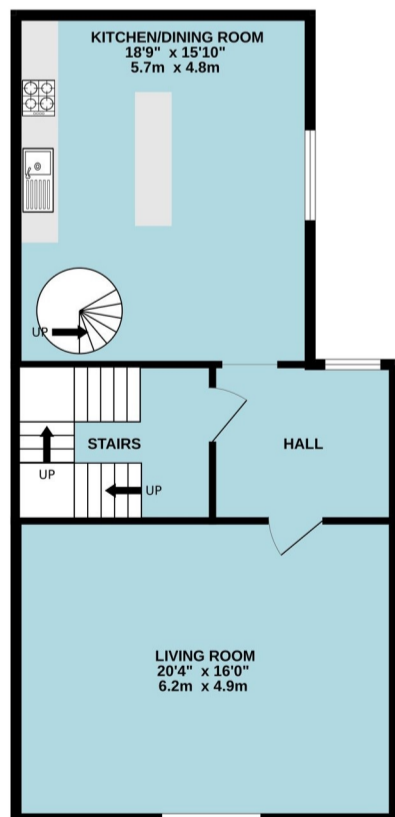
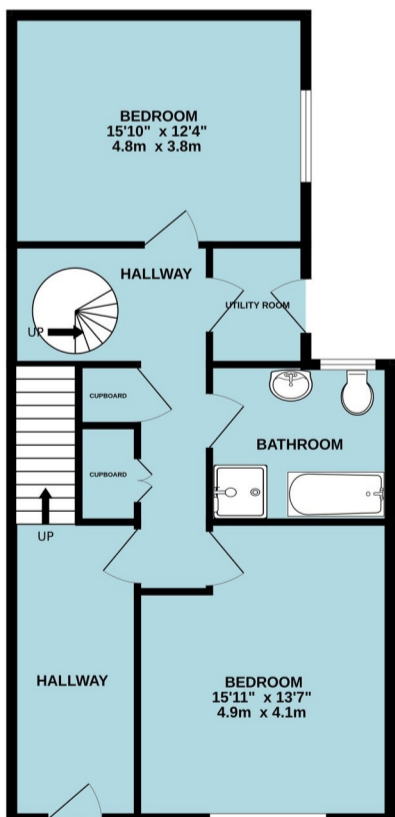


Downhall Drive
 Wembdon, Bridgwater, TA6
 £420,000 Freehold

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Wilkie May & Tuckwood

Floor Plan



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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Description

Located in one of the areas most sought after locations this property offers superb potential and could be formally split to create three apartments, returned to a grand family home or used for other purposes including a HMO.

- Sought after location of Wembdon
- Superb potential
- Presently a five bedroom residence
- Two living rooms over 20' with views
- Three bathrooms
- Two kitchens
- Offering flexible accommodation

THE PROPERTY:

An opportunity to acquire an attractive red sandstone house currently partially converted into three self-contained units. There is huge potential to split the development into independent self-contained units which would then comprise two very good size one bedroom apartments and a third very large two bedroom unit. Alternatively there is scope, subject to any necessary planning approval, to take the property back to one large family home or alternatively a house of multiple occupation which would generate a substantial yield.

Outside – There are pleasant gardens at the front and car parking alongside. The dwelling is elevated and enjoys rooftop views over Wembdon and Bridgwater.

LOCATION: The house benefits from the amenities and facilities the town has to offer on its doorstep and is positioned on the favoured west side within easy reach of junior and secondary schools of high repute. Bridgwater offers retail, leisure and educational facilities. Access to the M5 motorway via junctions 23 and 24 and main line railway links at Bridgwater Railway station. There is a daily coach service to London from Bridgwater bus station.



WM&T

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.

Construction: Traditional construction.

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

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: Flat 1 B, Flat 2 A, Flat 3 A.

Broadband Coverage: We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 75Mps download and 20Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data available with O2. Voice likely and data limited with Vodafone. Voice and data limited with EE.

Flood Risk: Rivers and sea: Very low risk **Surface water:** Medium risk **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



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 July 2024.

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.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

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.

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 their 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.

Tel: 01278 425195

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