

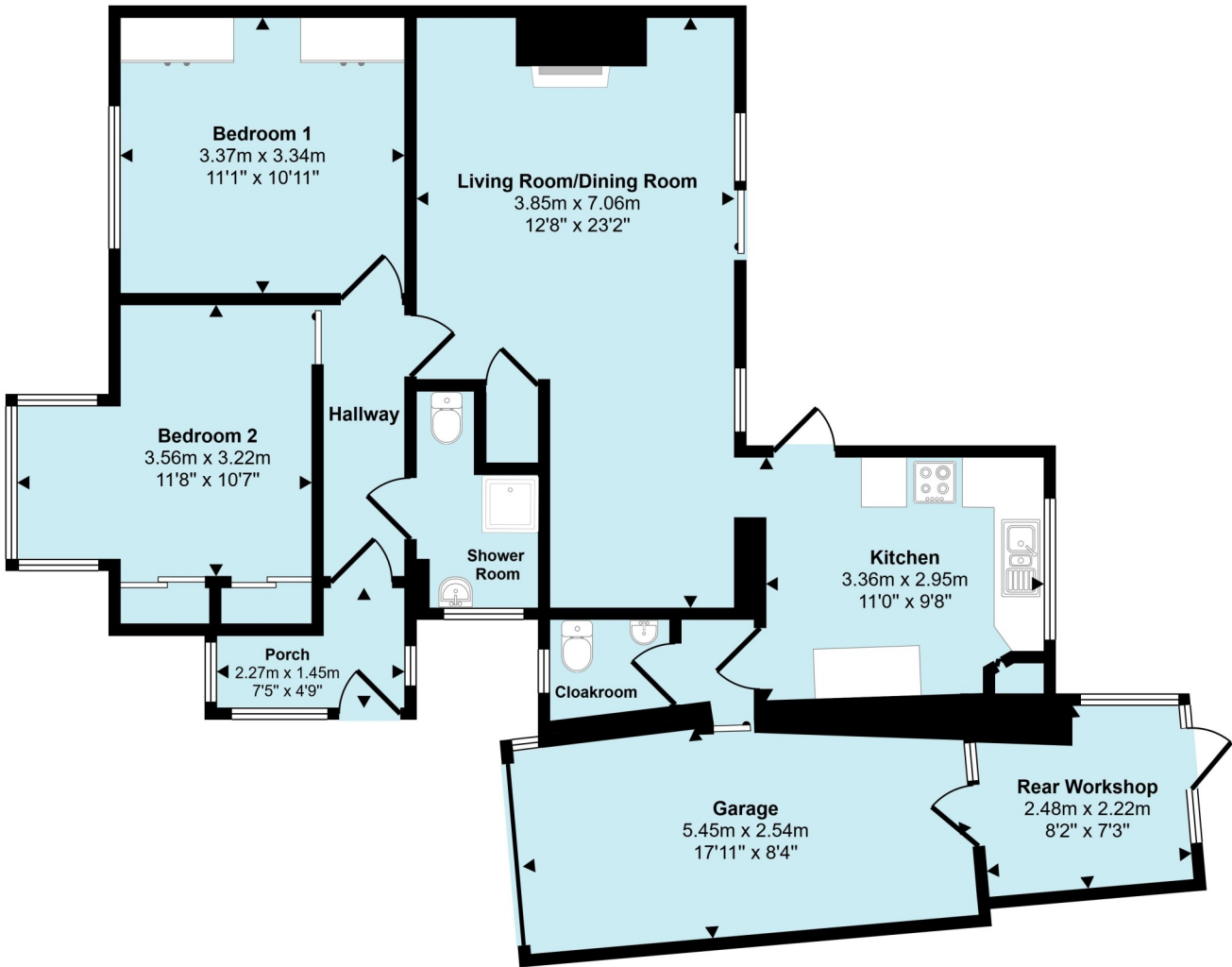


Inwood Road
Wembdon, Bridgwater, TA6
£285,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

This extended two double bedroom semi-detached bungalow is offered to the market with no chain, enjoying off-road parking and a garage. It has very private gardens and a kitchen extension.

- Situated in the village of Wembdon
- Over 23' living room/dining room
- Two double bedrooms
- Shower room and separate cloakroom
- Garage and workshop
- Front and rear gardens
- Garage and off-road parking
- No onward chain

THE PROPERTY:

The property is situated in a prestigious part of Bridgwater in the village of Wembdon on the delightful Inwood development backing onto a small open area.

The accommodation comprises a door to the entrance porch leading to the entrance hall where there are two double bedrooms with built-in wardrobes. There is a shower room with a shower cubicle, WC and a wash hand basin. The dwelling has a 23' living room/dining room with a fireplace and an electric fire within and sliding patio doors, night storage heating and an airing cupboard housing the hot water tank along with space for a dining room table and chairs. An extended kitchen has a range of high and low level units, recesses for domestic appliances, plumbing for a washing machine and an extractor hood together with a rear aspect window overlooking the private garden. The side lobby has a cloakroom with WC, wash hand basin and access to the garage. The garage has an up and over door, light and power connected and rear workshop which opens to the garden.

Outside – To the front of the property is a front garden with low hedging and a driveway leading to the garage. To the rear is a paved patio with a garden laid to lawn together with two garden sheds. The garden is particularly private.

LOCATION:

The property is situated in the village of Wembdon. There is a village church, public house and junior school with good access to the town centre of Bridgwater. Bridgwater offers a wide variety of shops, a cinema, library and various restaurants. The M5 motorway is accessed by junctions 23 and 24.



WM&T

GENERAL REMARKS AND STIPULATION

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

Construction: Brick cavity.

Services: Mains water, mains electricity, mains drainage.

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

Council Tax Band: C

Broadband Coverage: We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 60Mbps download and 18Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

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

Flood Risk: Rivers and sea: Very low risk **Surface water:** Very low 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 2025.

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.

We routinely refer potential sellers and purchasers to a selection of recommended local solicitors. It is their decision whether to use those services. In making that decision, it should be known that we may receive a payment benefit of not more than £150 plus VAT per transaction.

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