



Wembdon Orchard, Bridgwater, TA6 7PH  
POA

T: 01934 624400 [www.saxonswsm.co.uk](http://www.saxonswsm.co.uk)

Estate Agents  
**Saxons**

• SALES • LETTINGS • BLOCK & ESTATE MANAGEMENT • LAND & NEW HOMES • SALES • LETTINGS •

• SALES • LETTINGS • BLOCK & ESTATE MANAGEMENT • LAND & NEW HOMES • SALES • LETTINGS •

\*\*\* Coming Soon \*\*\* Saxons are very pleased to offer to the market this newly-built executive detached house located just off Wembdon Hill that is being built to an exceptional standard throughout. This individually built stunning home is one of four detached properties that form the Orchard View development positioned in the quiet secluded cul-de-sac of Wembdon Orchard and offering fantastic views over Wembdon and beyond. Internally you will find a lovely light and spacious home that benefits from four bedrooms two with en-suite facility and a separate bathroom with shower. On the ground floor are a superb lounge with bi-folding doors onto the garden, a separate dining room, a very useful study, cloakroom and stunning kitchen/breakfast room which offers easy access to a 90ft garden. The property also comes with a double garage and parking.





## LOCATION

Wembdon Orchard is one of the most sought after locations in Bridgwater on the popular west side. Wembdon lies approximately 1 mile to the north of Bridgwater with amenities which include a post office/general store, church, school and popular village pub. Approximately 11 miles distant is the county town of Taunton renowned for its public schools and where a more comprehensive range of shopping and leisure facilities can be enjoyed. The Quantock Hills, an area designated as being of Outstanding Natural Beauty and where many footpaths and bridleways can be enjoyed, lie just a short drive away. There is also a local golf course at Enmore. Motorway access can be gained at junction 23 (3 miles) and junction 24 (3 miles) of the M5 motorway. A direct rail line to London Paddington is available from Taunton.

## SPACIOUS ENTRANCE HALL

**18'6 x 11'6 (5.64m x 3.51m)**

Entrance via composite door with covered porch. Smooth ceiling with inset spot lighting and smoke detector. Large floor to ceiling storage/cloaks cupboard. Radiator. Returning staircase to first floor.

## CLOAKROOM

Smooth ceiling with inset spot lighting and extractor fan. Concealed low-level W.C and wall mounted wash hand basin with central mixer tap and tiled splash back. Radiator.

## LOUNGE

**18'6 x 17'10 (5.64m x 5.44m)**

A lovely light spacious lounge with rear aspect uPVC bay window. Additional side aspect uPVC window and bifolding doors leading to a good size patio area. Smooth ceiling with inset spot lighting. Television and telephone point. Two radiators.

## KITCHEN/BREAKFAST ROOM

**18'4 x 11'7 (5.59m x 3.53m)**

Front aspect uPVC double-glazed window and rear aspect uPVC French doors opening onto a good size

private rear garden Smooth ceiling with inset spot lighting. Fitted with an extensive range of matching eye and base level units with granite effect worktop surface over and inset 1½ bowl sink. Feature central island. Built in four ring ceramic hob with two ovens under and canopy extractor over. Integrated dishwasher, washing machine and fridge freezer. High level television point. Space for sofa. Radiator.

## DINING ROOM

**10'3 x 9'8 (3.12m x 2.95m)**

Side aspect uPVC double-glazed window. Smooth ceiling with inset spot lighting. Radiator.

## STUDY

**9'2 x 8' (2.79m x 2.44m)**

Front aspect uPVC double-glazed window. Smooth ceiling with inset spot lighting. Telephone point. Radiator.

## FIRST FLOOR LANDING

Front aspect uPVC double-glazed window. Smooth ceiling with inset spot lighting, smoke detector and loft access. Doors to all principal rooms. Large storage cupboard and airing cupboard.

## MASTER BEDROOM

**14'3 x 13'5 (4.34m x 4.09m)**

Front aspect uPVC double-glazed window. Smooth ceiling with inset spot lighting. Radiator. Door to

## EN-SUITE SHOWER ROOM

**6'8 x 4'10 (2.03m x 1.47m)**

Rear aspect uPVC double-glazed obscured window. Smooth ceiling with inset spot lighting and extractor fan. Comprising walk-in double shower cubicle, low-level WC. Heated towel rail.

## GUEST BEDROOM

**13'6 x 10'8 (4.11m x 3.25m)**

Side aspect uPVC double-glazed window. Smooth ceiling with inset spot lighting. Radiator. Door to

## EN-SUITE SHOWER ROOM

Side aspect uPVC double-glazed obscured window. Smooth ceiling with inset spot lighting and extractor fan.

Comprising walk-in double shower cubicle, low-level WC. Heated towel rail.

## BEDROOM TWO

**14'9 x 10'11 (4.50m x 3.33m)**

Front aspect uPVC double-glazed window. Smooth ceiling with inset spot lighting. Radiator. Built in wardrobe.

## BEDROOM FOUR

**9'10 x 7'4 (3.00m x 2.24m)**

Side aspect uPVC double-glazed window. Smooth ceiling with inset spot lighting. Radiator. Built in wardrobe.

## FAMILY BATHROOM

**10'8 x 7'1 (3.25m x 2.16m)**

Side aspect obscured uPVC double-glazed window. Smooth ceiling with spot lighting and extractor fan. Comprising panel bath with mixer tap, walk-in double shower, low-level WC and pedestal wash hand basin.

## OUTSIDE

### TO THE FRONT

Open plan garden with driveway parking leading to double garage.

### DOUBLE GARAGE

**20'4 x 19'10 (6.20m x 6.05m)**

With two up and over doors power and light.

### TO THE REAR

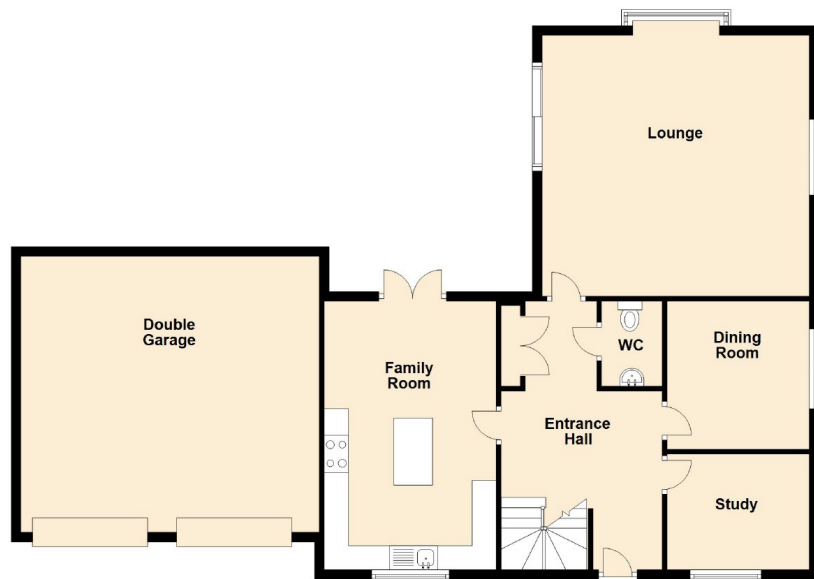
A very sunny private garden measuring approximately 90ft. Fully enclosed by panel fencing with pedestrian access to side.

### AGENTS NOTE

Please note the developer has informed Saxons that the Completion of this homes is set for early 2021 and they benefit from

1. Heat source pumps
2. 10 year new home warranty
3. Eco Friendly Homes

Ground Floor



First Floor

