



GIBBINS RICHARDS 
sales and lettings

89 Wembdon Road,, Bridgwater TA6 7DR
£500,000

GIBBINS RICHARDS 
Making home moves happen

Impressive five-bedroom semi-detached home with period charm, modern updates, luxury bathroom, spacious living areas, off-road parking, and seamless indoor-outdoor flow. Early viewing advised.

Tenure: / Energy Rating: E / Council Tax Band: E

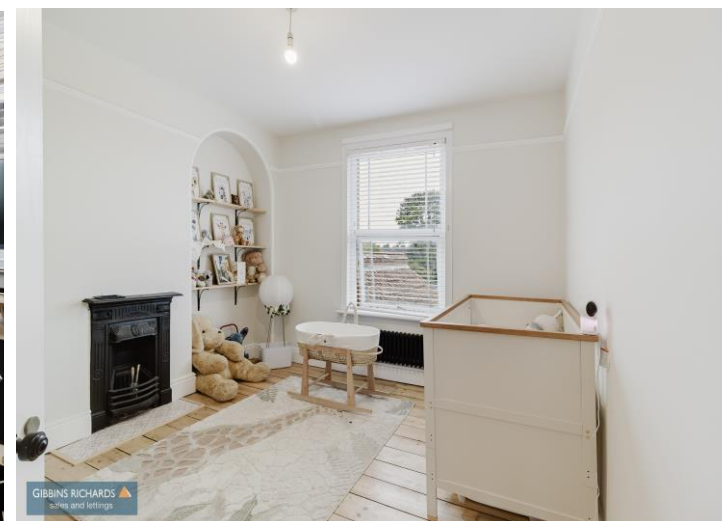
Bridgwater's town centre lies a stones throw away and offers an excellent range of shopping, leisure and financial amenities. Bridgwater itself also offers easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

- Spacious garden
- Off-road parking
- Multiple living areas
- Multiple decorative fireplaces
- French doors to garden
- Large bay window
- Luxury bathrooms with freestanding bathtub and walk-in shower
- Wooden flooring
- Decorative features
- Property replumbed with new copper pipes
- Extensively modernised





Hallway	
Living Room	15' 9" x 15' 7" (4.80m x 4.75m)
Sitting/Dining Room	18' 6" x 11' 2" (5.63m x 3.40m)
Dining Room	11' 7" x 11' 1" (3.53m x 3.38m)
Kitchen	13' 8" x 6' 7" (4.16m x 2.01m)
Rear Lobby	6' 7" x 2' 3" (2.01m x 0.69m)
WC	6' 7" x 4' 2" (2.01m x 1.27m)
1st Floor Landing	
Bedroom 1	22' 6" x 21' 5" (6.85m x 6.52m)
Bedroom 3	11' 9" x 10' 2" (3.58m x 3.10m)
Bathroom	17' 11" x 12' 11" (5.46m x 3.93m)(Max)
Bedroom 2	14' 10" x 14' 1" (4.52m x 4.29m)
Bedroom 4	11' 10" x 8' 10" (3.60m x 2.69m)
Bedroom 5/Office	14' 1" x 13' 2" (4.29m x 4.01m)
WC	8' 2" x 3' 7" (2.49m x 1.09m)



GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.

1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.

2ND FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1986 sq.ft. (184.5 sq.m.) approx.

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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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 a 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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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