

Lyndhurst Crescent
Wembdon
Bridgwater
TA6 7QG




JOSEPH CASSON
the estate agency your home deserves





£340,000

- Spacious Detached Property
 - Three Double Bedrooms
 - One Bathroom
 - Lounge
 - Refitted Kitchen/Diner
 - Cloakroom
 - Garage & Driveway
 - Front Garden
- Large Rear Garden (Approx. 70' in length)
 - Gas Central Heating & Double Glazing

Situated on a spacious plot including an impressive rear garden, this generously sized three-bedroom detached property is a must-see, especially since it comes with the added advantage of no onward chain. Nestled in the sought-after village of Wembdon, it boasts a prime location close to Wembdon St. George's Primary School.

Don't miss out on the opportunity to make this property your own, as it offers ample space and potential for a variety of lifestyles. Take advantage of this fantastic offer and secure your dream home today.

ACCOMMODATION

This double glazed and gas centralised heated accommodation briefly comprises: entrance hallway, cloakroom, lounge, and a refitted open-plan kitchen/diner on the ground floor. Upstairs are three double bedrooms and a shower room, accessed from the landing. Outside, there is a lawned front garden, garage, driveway, and a large rear garden (approximately 70' (21m) in length) which is predominantly lawned.

LOCATION

The much sought-after village of Wembdon lies approximately one mile west of Bridgwater's Town Centre. It is within easy reach of Wembdon Primary School. Also, in the village, is the historic St. George's Church, The Cottage public house, children's playground, garage, cricket & football pitches and The Green, a multi-purpose building; cricket pavilion, nursery & village hall.

Bridgwater offers a wide range of amenities and has excellent transport links to the M5 motorway and mainline rail link. A short distance to the West is the Quantock Hills, an Area of Outstanding Natural Beauty.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: None

EPC Rating:

Council Tax Band: D

UTILITIES

Water Supply: Mains

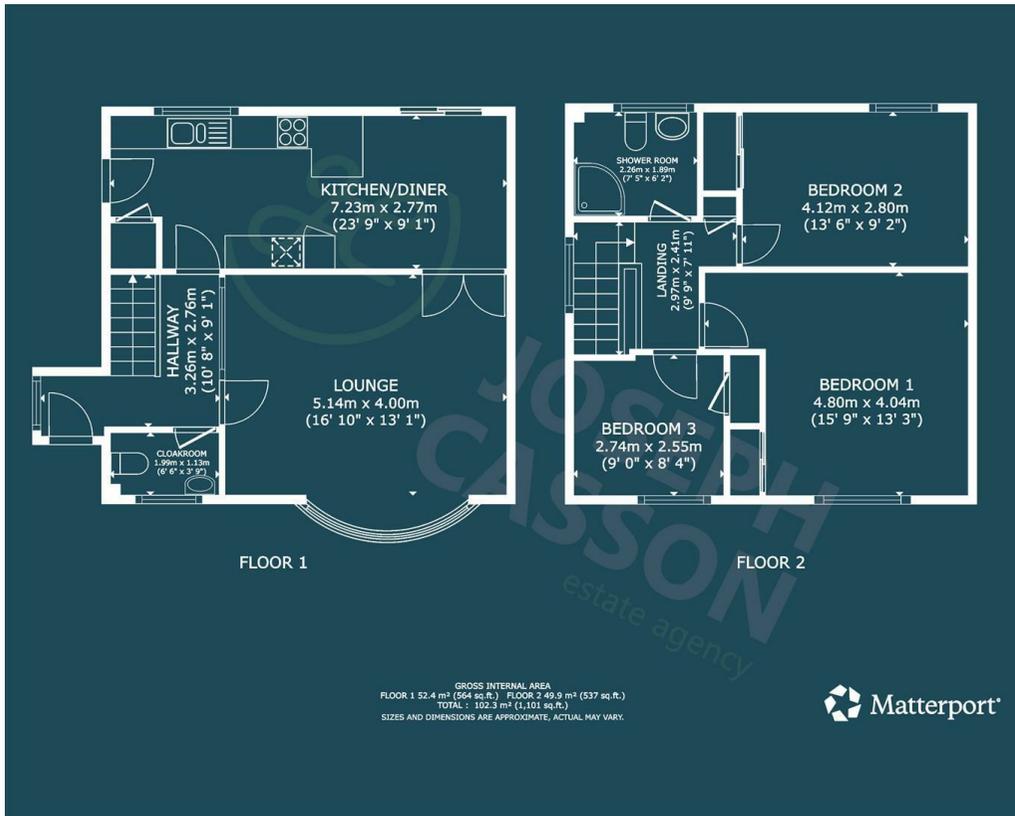
Sewerage: Mains

Electricity Supply: Mains

Gas Supply: Mains

Central Heating: Mains - Gas





FLOODING

No Flooding in the last 5 years. Flood Information: flood-map-for-planning.service.gov.uk/location

BROADBAND & MOBILE COVERAGE

For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band

D

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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