



**Wembdon Hill  
Wembdon  
Bridgwater  
Somerset  
TA6**

**Offers In Excess Of £400,000**

**bettermove**

# Wembdon Hill

## Bridgwater

Bettermove are proud to present this 3 bedroom detached house in Wembdon.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

The council tax band is D.

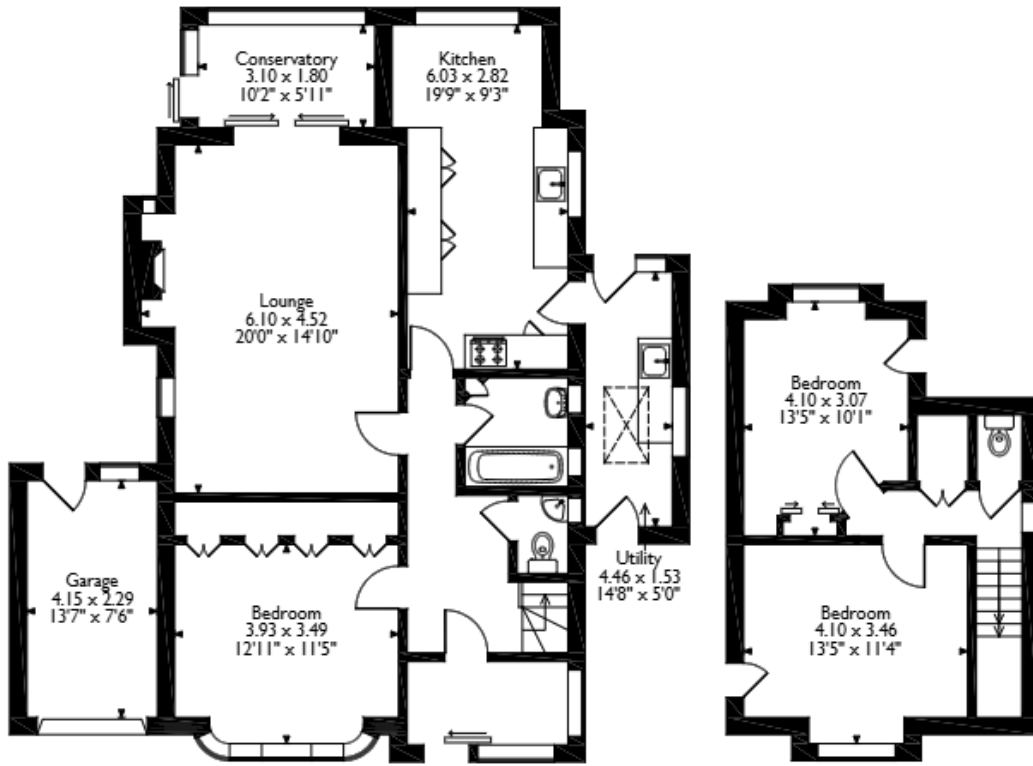
The interior of this property, which requires renovation throughout, comprises a spacious living room, fitted kitchen, utility room, bathroom with a shower over the bath, separate WC, conservatory, and one double bedroom on the ground floor. The first floor consists of the further two double bedrooms, and a second WC. The exterior boasts an integral garage, and a private rear garden, perfect for enjoying the summer months.

Located in the popular village of Wembdon, Bridgwater, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Bridgwater train station, a variety of local bus routes, and quick access to the M5.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Wembdon Hill, Wembdon, Bridgwater  
 Approximate Gross Internal Area  
 Main House = 126 Sq M/1356 Sq Ft  
 Garage = 10 Sq M/108 Sq Ft  
 Total = 136 Sq M/1464 Sq Ft



**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	75	85
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
	74	77
England, Scotland & Wales		
		EU Directive 2002/91/EC



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