



Combe Batch Rise, Wedmore
£350,000





Bedrooms: 2

Bathrooms: 1

Receptions: 2

Situated in a quiet and elevated position within the popular village of Wedmore, this well-presented two-bedroom semi-detached bungalow enjoys lovely views across the village towards Lascott Hill and the Mendips, whilst being within easy walking distance of the village centre.

The property is approached via a private driveway providing parking for several vehicles, with a single garage to the side. Inside, the accommodation is well proportioned and offers a good balance of living and bedroom space, making this a particularly practical home for those looking for single-level living in a well-established village setting.

The entrance hall provides access to the principal rooms, including the sitting room which enjoys a pleasant outlook across the village and benefits from a feature fireplace. There are two bedrooms, together with a family bathroom and a well-equipped kitchen with a good range of fitted wall and base units. The kitchen also enjoys views towards the Mendips, with a door leading through to the conservatory.

The conservatory provides a useful additional reception space and is a lovely place to enjoy the garden throughout the year, with double doors opening directly onto the rear garden.



Outside, the rear garden is enclosed and private, with a lawned area, established borders and a mature wisteria growing across a trellis. The garden is a good complement to the house and offers a manageable outdoor space without being particularly demanding to maintain.

The single garage provides useful storage and has power and an up-and-over door. There is also the potential, subject to any necessary consents, to incorporate the garage into the main accommodation if additional living space were ever required.

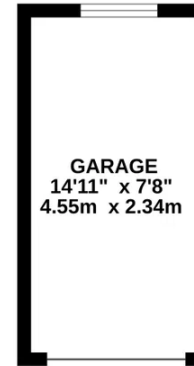
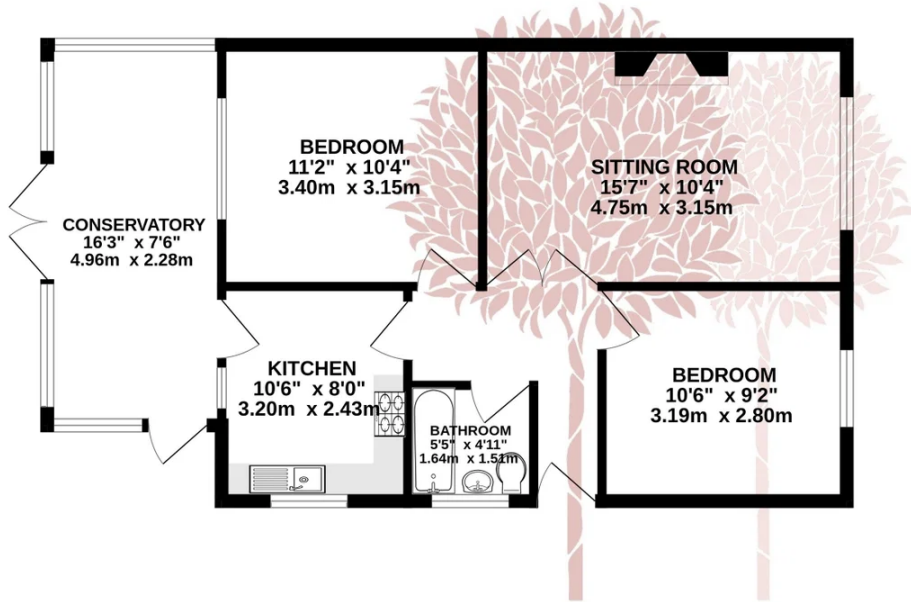
Wedmore itself is a particularly sought-after village, known for its strong community, range of independent shops, cafés, pubs and restaurants, together with excellent access to the surrounding countryside. The property combines the convenience of being close to the village centre with the quieter feel and attractive outlook of its elevated position.

What we love about the property... The peaceful position, lovely views and the fact that the village centre is within easy walking distance.



GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.

GARAGE
115 sq.ft. (10.7 sq.m.) approx.



TOTAL FLOOR AREA : 752 sq.ft. (69.8 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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Situation: The beautiful, historic village of Wedmore has a wealth of local amenities, including a village shop, post office, gift shops, clothing shops, a butcher, fish monger and renowned pubs and cafés. There is a doctor's surgery, dentist, and chemist. The village is set in a stunning rural location providing plenty of opportunities for outdoor pursuits, with Wedmore Golf Club on the outskirts of the village. There are transport links to the A38 with direct links to Bristol International Airport and the M5 junction 22. The larger centres of Bristol and Bath are about 23 and 30 miles away respectively, with the cathedral city of Wells approximately nine miles away. The property falls within the popular catchment area for Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form in Cheddar, where there is also Kings Fitness and Leisure Centre.

Directions: From Wedmore High Street coming from Cheddar, turn left at the end, signposted Wells, and proceed along for approximately a quarter of a mile. Take the turning left into Coombe Batch Rise and proceed along, around the left hand bend, and the property will be found a bit further own the road on your right.

What3Words: ///envelope.seabirds.motive

Material Information: This property operates on _ central heating. Council Tax band: C EPC Rating: C

