



The Coaching Inn, Cheddar Road, Wedmore BS28 4EQ

£450,000 Freehold

COOPER
AND
TANNER



The Coaching Inn

Cheddar Road, Wedmore BS28 4EQ

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£450,000 Freehold

Description

A charming and pretty stone-built two-bedroom home, tucked away in a secluded central village location benefiting from parking, with well-proportioned rooms featuring exposed beams and vaulted ceilings.

The welcoming kitchen features a range of base and wall units and integrated appliances including a fridge-freezer, oven, microwave and dishwasher, there is also plenty of room for a dining table and chairs. From the entrance hall, a separate utility room/cloakroom provides additional storage and space for white goods. In the spacious sitting room, light floods through windows which span the West-facing wall across the court yard and incorporate a door leading out to the sun terrace, a perfect spot to sit and enjoy the afternoon sun. An exposed stone wall features a lovely fireplace with woodburning stove, exposed wooden beams complete this warm and inviting space.

From the sitting room, stairs lead up to two double bedrooms, each with vaulted ceilings and a generous bank of fitted wardrobes. The bathroom is clean and bright, with a modern white suite and grey floor tiles.

Outside

Outside, the block paved sun terrace stretches across the front of the building and around to the entrance. At the far side of the property there a parking space and a shingle area leading to a handy storage shed. The pretty stone façade is framed by flower beds featuring shrubs and climbing plants, and there is ample space for pots and tubs.









Location

Wedmore is a thriving village set on a high ridge above the Somerset Levels with a rich history and architectural heritage. Established in Saxon times, the modern-day Wedmore is an exciting social and commercial rural centre with a wide range of retail and leisure facilities including a selection of boutique shops. Day to day amenities include a newsagents/general stores, pharmacy, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries and two public houses. A lively and friendly community, Wedmore hosts over 70 organisations with a diversity of cultural and sporting activities including opera, theatre, parkland golf course, floodlit all weather tennis courts, indoor and outdoor bowling greens and both cricket and football pitches. There is a community run bus service to the larger nearby towns and the property falls within the popular catchment area for Wedmore First School, Hugh

Sexey Middle School and Kings of Wessex Academy and Sixth Form. Private schools include Sidcot School, Millfield and Wells Cathedral School, which are all served by private buses. Wedmore is in close proximity to Bristol International Airport, and the Cathedral City of Wells and of commutable distance to Bristol and Bath.

Directions

The Coaching Inn is a short stroll from the Wedmore office tucked down a short lane on the Cheddar Road.



Local Information Wedmore

Local Council: Somerset

Council Tax Band: C

Heating: Gas

Services: All main services

Tenure: Freehold



Motorway Links

- M5 J22



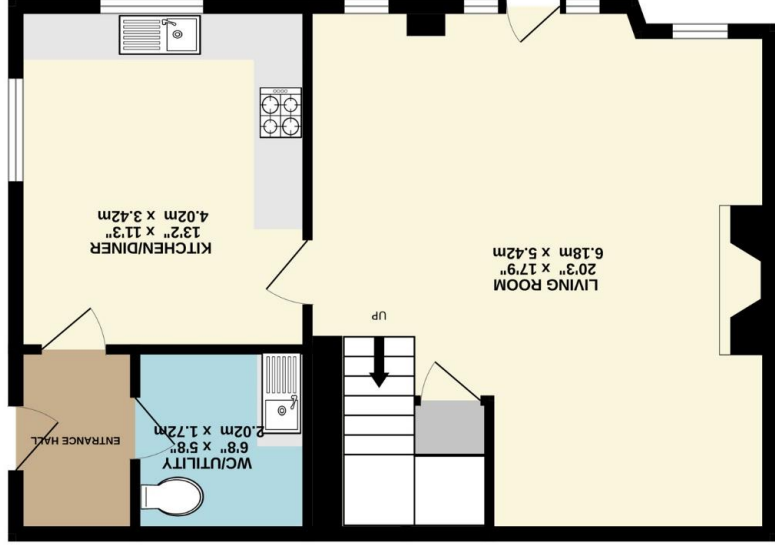
Train Links

- Highbridge & Burnham

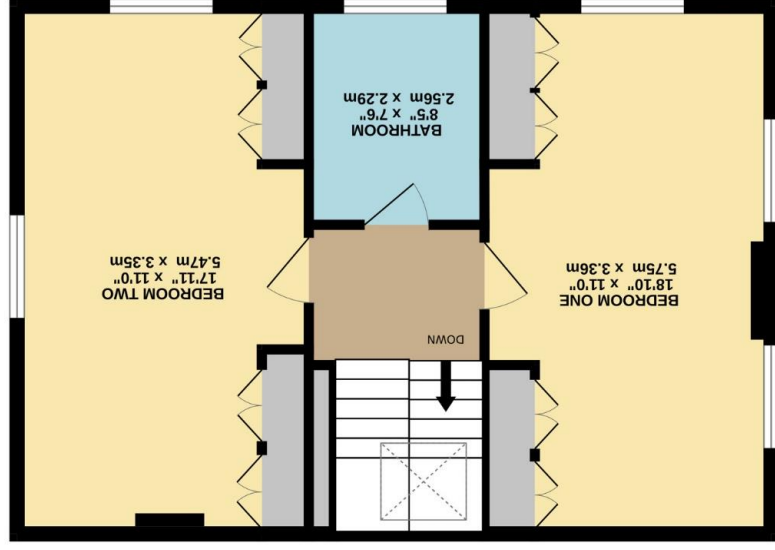


Nearest Schools

- Wedmore First School
- Hugh Sexey Middle School
- Kings of Wessex Academy



GROUND FLOOR (52.4 sq.m.) approx.



1ST FLOOR (54.3 sq.m.) approx.

TOTAL FLOOR AREA : 1149 sq.ft. (106.7 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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