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£325,000 Freehold

19, St. Medard Road  
Wedmore BS28 4AY

**COOPER  
AND  
TANNER**



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Wedmore  
BS28 4AY



## £325,000 Freehold

### Description

With a beautiful south-facing oasis of a rear garden, a garage and three bedrooms, this immaculately presented property is centrally located in the popular village of Wedmore, within easy walking distance to the wealth of amenities it has to offer.

The light and tranquil dining/sitting room at the rear of the house has a door which opens into a lovely conservatory, from where the garden can be enjoyed all year round and where further doors lead out into the garden. The kitchen is fitted with a range of shaker style white wall and base units with two integrated ovens and induction hob, white sink unit and space and plumbing for a washing machine and dishwasher.

On the first floor there are two double bedrooms and a single bedroom and are all served by the family shower room comprising of a walk in shower and a modern white suite.

### Outside

The property is approached via a paved pathway leading to the front door and bordered by a charming selection of shrubs and herbaceous planting. The south facing rear garden captures the best of the sunshine with its thoughtful landscaping and mature planting and delightful seating areas. There are two sheds and a rear access gate. The property offers a single garage with off street parking.

### Location

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 Bowls, Tennis and Golf Clubs on the outskirts of the village. There are transport links to the A38 with direct links to Bristol International Airport and the M5 J22. 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. Private schools include Sidcot School, Millfield and Wells Cathedral School, which are all served by private buses.

### Directions

From the Cooper and Tanner office in Wedmore proceed along Church Street into Pilcorn Street. Passing Lascot Hill take the next turning on the right into St Medard, continue along and the property can be found shortly after on the left-hand side.

#### Local Information Wedmore

**Local Council:** Sedgemoor District Council

**Council Tax Band:** C

**Heating:** Gas Central Heating

**Services:** All mains' services

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

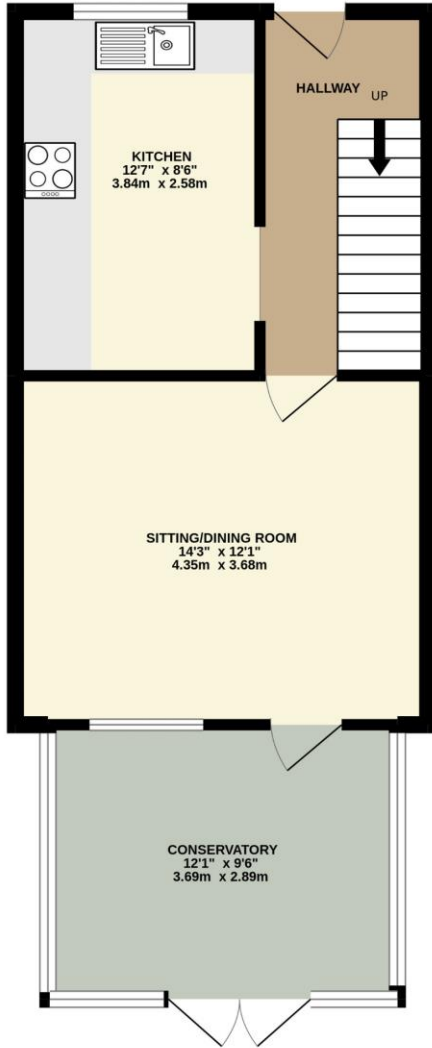
- Highbridge Train Station



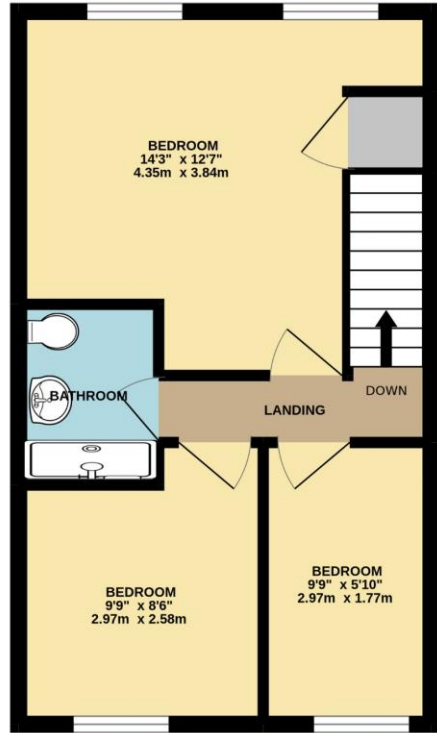
#### Nearest Schools

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

GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 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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**WEDMORE OFFICE**

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