



 3  1  1 EPC D

£440,000 Freehold

Shalimar, Churchlands
Mark
TA9 4ND

**COOPER
AND
TANNER**



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Description

Nestled on a quiet road in the heart of the thriving village of Mark, Shalimar offers light and spacious, open-plan living accommodation, three double bedrooms, one with ensuite, a garage, driveway parking and enclosed front and rear gardens.

The open plan kitchen-diner features a range of sleek, modern wall and base units. Integrated appliances include a single oven, induction hob, fridge freezer and dishwasher whilst the large kitchen island provides additional seating and storage. The kitchen flows into the spacious living area which benefits from lovely views and access to the private rear garden.

The hallway is light and airy and leads to a front porch. From here there is access to a family bathroom, with a contemporary suite and wall and floor tiles. Each of the three double bedrooms, decorated in neutral tones, come with views of the garden and the principal suite features an ensuite.

Outside

Enclosed by a timber gate and post and rail fence, the front garden is laid to lawn and bordered by flower beds and shrubs. A driveway provides parking in front of the garage and a paved area leads to the front porch. At the side of the single garage there is access to the private rear garden, also laid to lawn and featuring a large sun terrace, the perfect space for relaxing and entertaining.

Location

Mark is a popular village with a thriving community. There is a village hall and two popular pubs, the Packhorse and The White Horse. There is also a village store and post office, a garage and church. There are many active clubs and groups including Mark Friendship Group. Mark falls within the Wessex Learning Trust catchment area for schools, which is a three-tier system with an excellent first school in the village, Hugh Sexey Middle School in the neighbouring village of Blackford and the Kings of Wessex Academy Senior School in Cheddar. There are also many reputable private schools within proximity, including Wells Cathedral School, Millfield and Sidcot Schools. Excellent sport facilities are available including Mark Bowling Club, Mark Cricket Club, the Isle of Wedmore golf club, football and tennis clubs.

The historic village of Wedmore is approx. 5 miles away, offering a wide range of shops and facilities with the coastal towns of Weston-super-Mare and Burnham-on-Sea offering more comprehensive amenities as well as access to the national motorway network via Junction 22 of the M5. Rail links at Highbridge and Weston-super Mare offer a direct service to Bristol and London Paddington and Bristol International Airport is approximately 17 miles away. The cities of Bristol and Bath are within commuting distance. With excellent road connections in all directions, Mark is perfect for both the country lover and rural commuter alike.

Local Information Mark

Local Council: Somerset

Council Tax Band: D

Heating: Oil

Services: Mains water, electricity and drainage

Tenure: Freehold



Motorway Links

- M5



Train Links

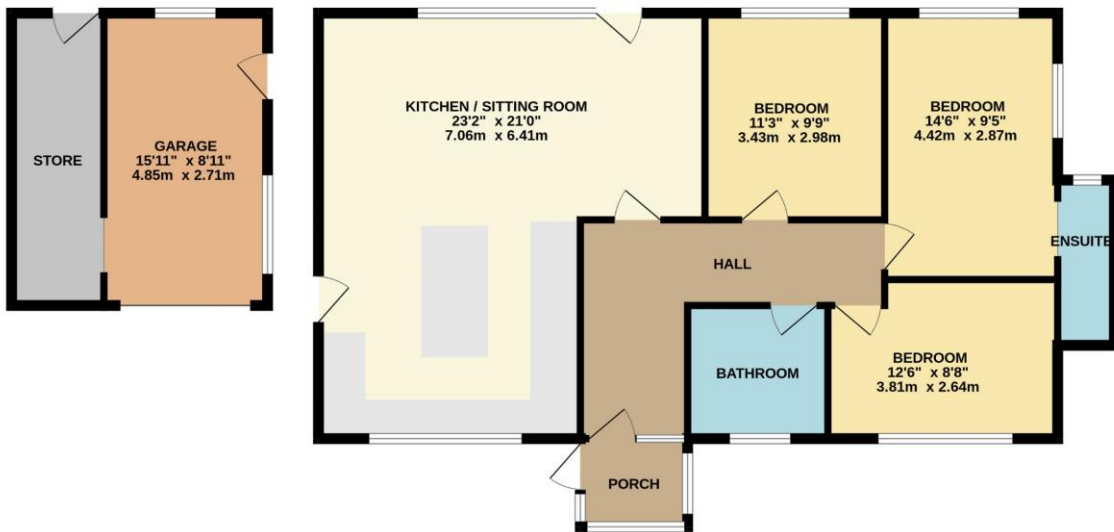
- Highbridge
- Weston Super Mare



Nearest Schools

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

FLOOR PLAN
1209 sq.ft. (112.3 sq.m.) approx.



TOTAL FLOOR AREA : 1209 sq.ft. (112.3 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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