



Summerfield, Church Street, Mark TA9 4NF

£390,000 Freehold

COOPER
AND
TANNER



Summerfield, Church Street, Mark TA9 4NF

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£400,000 Freehold

Description

With vacant possession, in a central village location near the Post Office and shop, this three-bedroom cottage with open-plan living space, ensuite to main bedroom, a family bathroom and ground floor WC, is situated on an enviable plot with rear access to parking, workshop and lovely, level garden.

The deceptive 'cottage' façade disguises a more modern interior with a two-storey extension at the rear, renovated and extended by previous owners, enlarging the cottage and creating a desirable open-plan kitchen/living space with French doors opening into the garden. The kitchen is fitted with a range of modern wall and base units with a breakfast bar, an integrated dishwasher, fridge, freezer, oven and hob. The dining area, which has plenty of room for a table and other furniture, opens out into the back garden on one side and is open to the living/family room on the other. A separate sitting room provides a more intimate, cosy room for further comfortable seating. On the ground floor there is also a cloakroom and understairs storage.

Upstairs there are three bedrooms and the family bathroom. The two larger, double bedrooms look out over the front garden and are well-proportioned rooms, one of which benefits from a modern, ensuite shower room. The smaller bedroom has lovely views over the rear garden.

From the outside, the cottage has the satisfying, symmetrical design of a child's heartwarming drawing, with the central path from a little wrought iron gate, between the lawns, to the front door. A private lane to the side allows for access to the rear of the property where a five-bar gate swings open to the extensive level garden. A shingle driveway sweeps in between landscaped, paved terracing and the lawn, offering plenty of room for parking and access to the workshop. The tranquil, level garden stretches out at the rear offering a blank canvas for the green-fingered or a secure fenced and gated play area for an active family.









Location

Mark is a popular village with a thriving community. There is a village hall, two popular pubs, 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 for schools, which is a three-tier system with Mark First School in the village, Hugh Sexey Middle School in neighbouring Blackford and Kings of Wessex Academy 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 general area offers a range of outdoor and country pursuits. 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: B

Heating: Oil

Services: Mains electric, water and drainage

Tenure: Freehold



Motorway Links

- M5



Train Links

- Highbridge and Burnham
- Weston-super-Mare
- Bridgwater



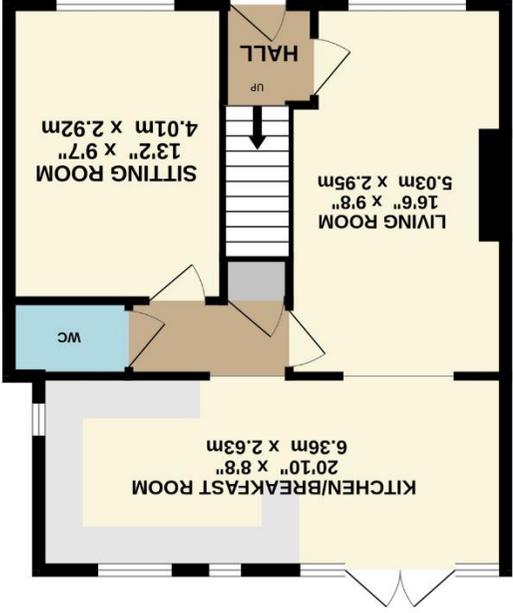
Nearest Schools

- Mark First School
- Hugh Sexey middle school
- Kings of Wessex Academy

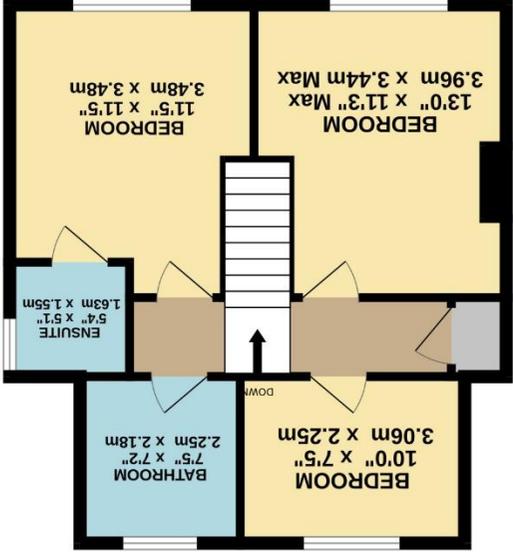
OUTBUILDING
168 sq. ft. (15.6 sq.m.) approx.



GROUND FLOOR
541 sq. ft. (50.2 sq.m.) approx.



1ST FLOOR
490 sq. ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1199 sq.ft. (111.4 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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