



24, Longfield Drive, Wedmore, BS28 4EW

£400,000 Freehold

COOPER  
AND  
TANNER





# 24, Longfield Drive Wedmore BS28 4EW

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 3  1  2 EPC B

£400,000 Freehold

## Description

Built in 2020, this immaculately presented three-bedroom semi-detached home, with White Lias stone facade, is close to the village amenities of Wedmore. With a generous, private rear garden, garage and driveway parking, this is the perfect home for anyone looking for low-maintenance, energy-efficient living and is offered with no onward chain.

The light and airy sitting room spans the width of the house at the rear, providing a versatile living space for a seating area, with additional room for dining or office space. French doors open out into the garden and the current owner has added stylish fitted shutters throughout the property. The kitchen/breakfast room is well-designed with modern wall and base units with Neff integrated appliances, and there is plenty of space for a breakfast table. The entrance hall houses the cloakroom and understairs cupboard. The three bedrooms are upstairs, creatively decorated to give each one its own style and character. The principal bedroom looks over the rear garden across to the treelined boundary beyond. This bedroom benefits from a modern ensuite shower room. The other two bedrooms share a smart, stylish, fully tiled

bathroom fitted with a white suite with a shower over the bath. The property is warmed by gas central heating, is double glazed throughout, and achieves an enviable energy efficiency rating of 'B'.

## Outside

The property overlooks the play park at the front and to the side of the house there is a driveway with parking and access to the single garage. The rear garden, a generous and private plot lined by hedges and wooden fencing, can be accessed via a side gate or from the garage. The sun terrace has been extended to provide a substantial area for seating and dining – a lovely space for relaxing or entertaining on warmer days.

















## 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 store, chemist, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries, and 3 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

From the Cooper and Tanner Wedmore office take Church Street and Pilcorn Street, heading out of Wedmore. Just before you reach Wedmore First School take the right turning into Longfield Drive, turning right before the play park. No. 24 is directly in front of you. You are welcome to park on the driveway for your viewing or in the nearby layby.



**Local Information:** Wedmore

**Local Council:** Somerset

**Council Tax Band:** C

**Heating:** Gas central heating

**Services:** Mains gas, electricity, water and drainage

**Tenure:** Freehold



### Motorway Links

- M5
- J22



### Train Links

- Highbridge

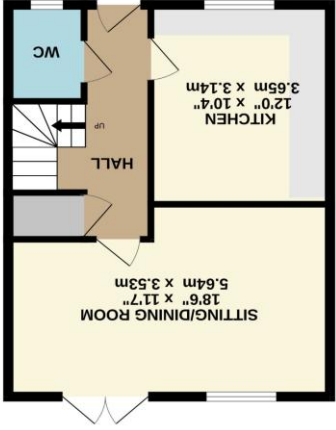


### Nearest Schools

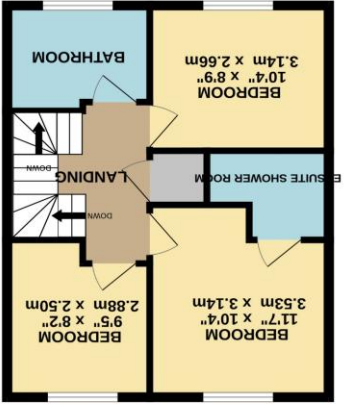
- Wedmore First School
- Hugh Sexey Middle School
- Kings of Wessex Academy



GROUND FLOOR  
661 sq. ft. (61.4 sq.m.) approx.



1ST FLOOR  
436 sq. ft. (40.5 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the layout 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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