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 EPC C

£200,000 Leasehold

Apartment 2, The Borough Mall  
 Wedmore  
 BS28 4EB

**COOPER  
AND  
TANNER**





# Apartment 2, The Borough Mall, Wedmore BS28 4EB

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£200,000 Leasehold



## Description

In the heart of Wedmore, with views of the village, this welcoming two-bedroom flat is on the first floor of this lovely modern building with stone façade which echoes the local, historic architecture.

The apartment is decorated in a neutral colour palette and is awaiting a new lease of life. The rooms, including the hallway, are well-proportioned and there has been no compromise on space. The sitting room looks out onto The Borough and has ample space for comfortable seating and a dining area. The kitchen is fitted with a range of wall and base units, including separate fridge and freezer, a single oven and hob, and there is a free-standing washing/drying machine. The double bedroom has fitted wardrobes and space for a double bed and other furniture. There is smaller second bedroom which could potentially be a home office or dressing room. The bathroom is fitted with a shower over the bath, a wash-hand basin and WC, and is in need of updating. The wide entrance hall provides extra space for a small study area if needed.

## Outside

The apartment is situated in the centre of the village on the second floor. The main entrance to the flats is off the covered walkway between the boutique shops and Pumpkin deli and café. The apartment is accessed by stairs. There is residential parking and outside storage for bins.

## 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.

For schooling, Wedmore is a popular choice for families relocating for private or state education. Millfield, Sidcot and Wells Cathedral Schools are all served by private buses from the village. Wedmore lies within the catchment for the Wessex Learning Trust, the three-tier State system which includes Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form.

There is a community run bus service to the larger nearby towns. Wedmore is approximately a 30-minute drive to Bristol International Airport, and the Cathedral Cities of Wells, Bristol and Bath of commutable distance.

### Local Information Wedmore

**Local Council:** Somerset

**Council Tax Band:** B

**Heating:** Gas central heating

**Services:** Main gas, electric, water and drainage

**Tenure:** Leasehold – 500yrs from 1987



### Motorway Links

- M5



### Train Links

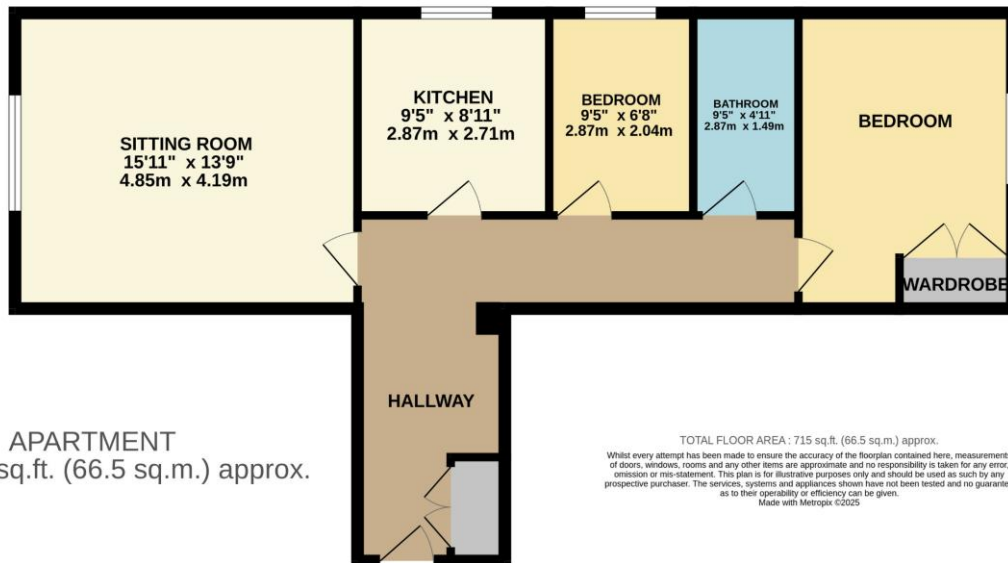
- Highbridge
- Worle



### Nearest Schools

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





## WEDMORE OFFICE

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