



 1  1  1 EPC C

£225,000 Leasehold

Apartment 5, The Borough Mall
Wedmore
BS28 4EB

**COOPER
AND
TANNER**



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Description

In the heart of Wedmore, with views over the rooftops, this beautiful one-bedroom flat is on the second floor of this lovely modern building with stone façade, which echoes the architecture of the historic village.

The apartment is light, spacious and is decorated in a neutral colour palette. The rooms, including the hallway, are well-proportioned and there has been no compromise on space. The sitting room looks out across the village to the church 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 machine. The double bedroom has two sets of fitted wardrobes and plenty of space for a large bed and other furniture. There is a modern shower room with WC and wash-hand basin. For anyone needing a study area there is room in the hall for table, seating and shelving. Many of the items of furniture can be included in the sale if so wished.

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, 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.

Local Information Wedmore

Local Council: Somerset

Council Tax Band: B

Heating: Gas central heating

Services: Main gas, electric, water and drainage

Tenure: Leasehold - 446 years Remaining



Motorway Links

- M5



Train Links

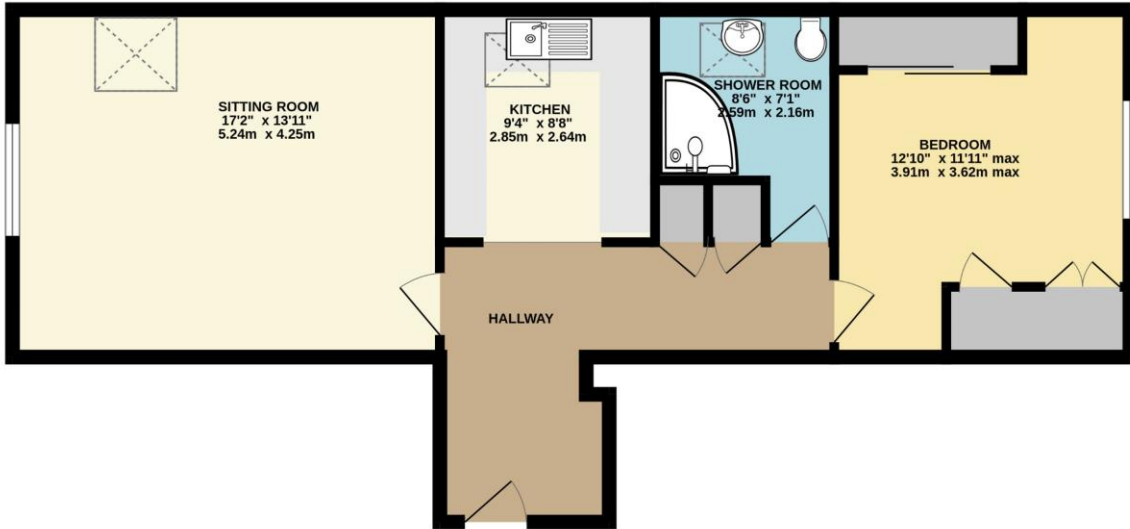
- Highbridge
- Worle



Nearest Schools

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

SECOND FLOOR
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.3 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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