



The Ridings, Sand Road, Wedmore BS28 4BX

£500,000 Freehold

COOPER
AND
TANNER



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Description

With vacant possession, on a tranquil corner plot, surrounded by lovingly landscaped gardens on three sides, in the thriving historic village of Wedmore is this warm, practical and well-loved detached three-bedroom bungalow with integral garage and parking.

The original 1960s bungalow has been remodelled over the years. It now provides a more contemporary space with two large light and bright reception rooms, the sitting room and garden room, linked by glazed double doors and an opening from the sitting room into the kitchen. Velux windows in the garden room allow light to flood in and French doors extend this peaceful relaxing area or sociable entertaining space into the garden. The kitchen is fitted with a range of base and wall units with an electric eye-level oven and hob. There is room for a breakfast table and space for an undercounter fridge and plumbing for a dishwasher or washing machine. There is potential for a utility area at the rear of the integral garage, if needed. The master suite benefits from a dressing area which is fitted with wardrobes and dressing

table, and a modern wet room with walk-in shower and underfloor heating. The second double bedroom has a bank of fitted wardrobes and space for other furniture. The third bedroom is currently used as a study and has folding doors to a conservatory. These two bedrooms share a modern shower room with wash-hand basin and WC. There is ample space for coats and boots in the entrance porch and further storage in the hall opposite a useful airing cupboard. The main loft access is in the hall ceiling, and this has recently been fitted with a loft ladder.

Outside

This beautiful garden was the pride and joy of the current owner. It has been thoughtfully planted to make the most of the space and to create aesthetically pleasing shape, colour and texture combined with paved terraces and pathways, a garden shed and greenhouse. The driveway allows parking for numerous vehicles and access to the single garage with an electric roller door and roof space above the garage.









Location

The beautiful, historic village of Wedmore has a wealth of local amenities, including a village shop, post office, gift shops, clothing shops, a butcher, fish monger and renowned pubs and cafés. There is a doctor's surgery, dentist, and chemist. The village is set in a stunning rural location providing plenty of opportunities for outdoor pursuits, with Wedmore Golf Club on the outskirts of the village. There are transport links to the A38 with direct links to Bristol International Airport and the M5 junction 22.

The larger centres of Bristol and Bath are about 23 and 30 miles away respectively, with the cathedral city of Wells approximately nine miles away. The property falls within the popular catchment area for Wedmore First School, Hugh Sexey Middle School and Kings of

Wessex Academy and Sixth Form in Cheddar, where there is also Kings Fitness and Leisure Centre. Private schools include Millfield, Sidcot School, and Wells Cathedral School, which are all served by private buses.

Directions

From the Cooper and Tanner office in central Wedmore, proceed along Church Street and take the left-hand turning just after the church into Glanville Road. At the round-about turn right and follow Sand Road along past the chapel. As the road bears round to the right into West End, Sand Road continues off to the left. The Ridings can be found on the right-hand corner of Sand Road.



Local Information Wedmore

Local Council: Somerset

Council Tax Band: E

Heating: Gas central heating

Services: Mains services

Tenure: Freehold



Motorway Links

- M5 J22



Train Links

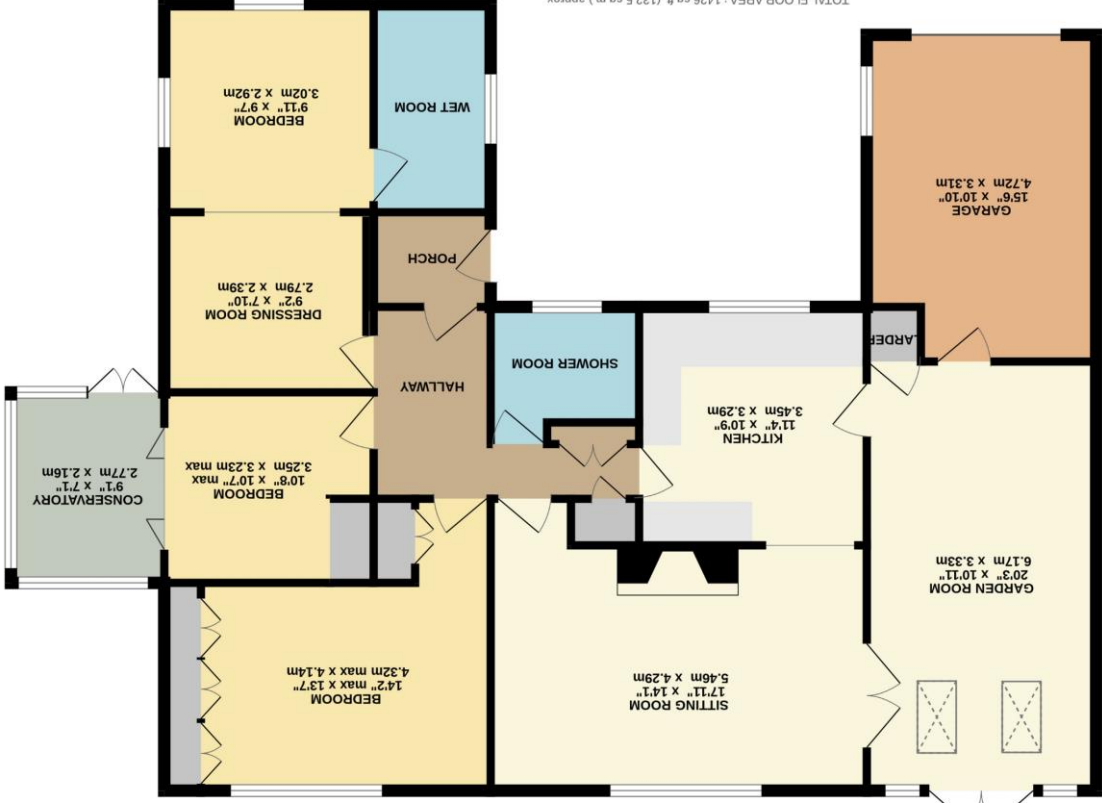
- Highbridge
- Weston-super-Mare



Nearest Schools

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

GROUND FLOOR
1426 sq.ft. (132.5 sq.m.) approx.



TOTAL FLOOR AREA: 1426 sq.ft. (132.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the diagram 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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WEDMORE OFFICE

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