



49 Longfield Drive, Wedmore BS28 4EW

£470,000 Freehold

COOPER
AND
TANNER



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 3  1  2 EPC B

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Description

An immaculately presented and economical home on an enviable 'no through road' plot with views across the orchard, driveway parking to a detached garage with access to an enclosed, south facing garden.

Stylishly decorated in a soft neutral palette, with pale wooden flooring throughout the ground floor, the entrance hall leads to a downstairs cloak room, and onto the sitting room which is bright and airy, with French doors leading onto the south-facing sun terrace.

The open-plan kitchen features a lovely bay window providing room for a dining area. Modern units house Neff integrated appliances and are topped with a stunning granite worktop. The space also incorporates a handy understairs cupboard.

Upstairs there are two double bedrooms with views across the orchard, one of which has a sleek, modern ensuite and fitted wardrobes.

There is also an additional bedroom which could equally serve as an office. The family bathroom comes complete with floor to ceiling tiles, laminate flooring and a heated towel rail.

Outside

The pretty front garden features lawn, hedging and flowerbeds which border a pathway to the front entrance.

Flowing out from the sitting room, and enclosed by a wall to one side, the south-facing garden is mainly laid to lawn and features a sun terrace with plenty of room for a table and chairs, a pathway leads to the detached garage.

To the rear of the garden is a secluded shingle area, the perfect spot for a barbeque. In front of the garage there is driveway parking for two cars.









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 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, bear to the right, follow the road to the end and number 49 will be in the corner on your left. You are welcome to park on the driveway for your viewing.



Local Information Wedmore

Local Council: Somerset

Council Tax Band: D

Heating: Gas central heating

Services: Mains services

Tenure: Freehold



Motorway Links

- M5 J22



Train Links

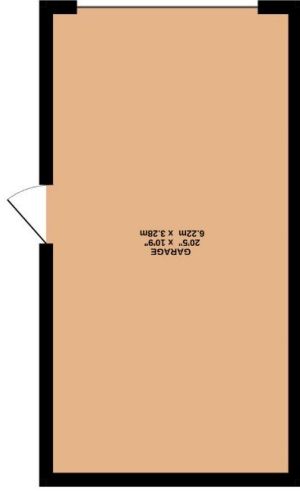
- Highbridge
- Weston-super-Mare



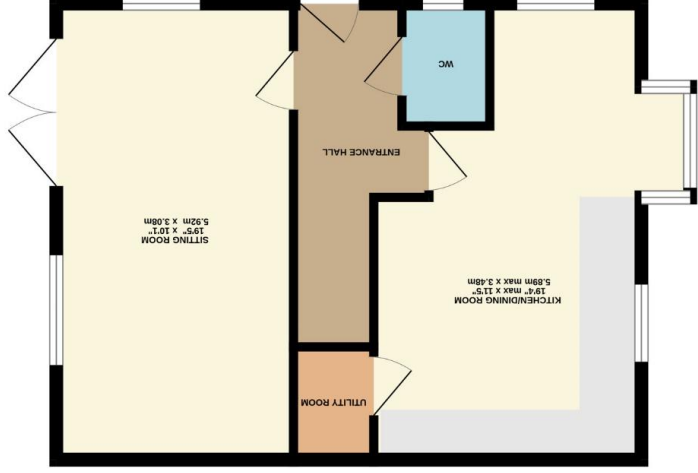
Nearest Schools

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

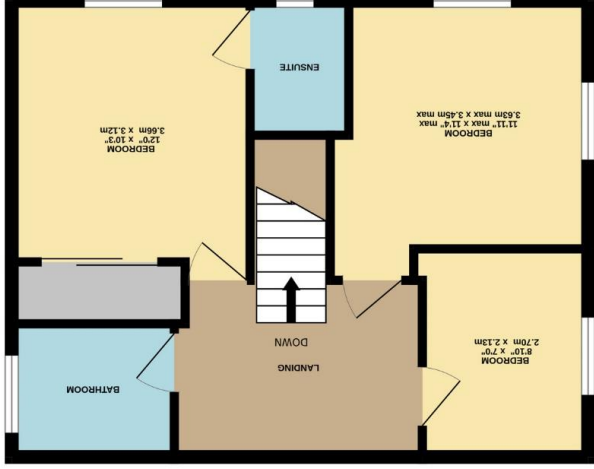
GARAGE
213 sq.ft. (19.8 sq.m.) approx.



GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 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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