



15, Dane's Lea, Wedmore BS28 4AX

£350,000 Freehold

COOPER  
AND  
TANNER







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## Description

A little gem of a two-bedroom, village bungalow on a large, corner plot, with garage and driveway, awaiting a new lease of life with some freshening-up or, for the more adventurous, a total make-over. It is an exciting and versatile opportunity.

Situated in a quiet corner of Dane's Lea, not far from the heart of Wedmore village amenities and close to the doctor's surgery, number 15 is perched on its spacious plot with lawn and driveway gently sloping down at the front and level gardens and countryside views at the rear. Both the bungalow and its gardens are blank canvases with plenty of scope for a creative mind and someone green-fingered; or, with a little sprucing up, it would be an ideal 'downsize' or investment.

The interior is decorated in neutral tones throughout and is light and bright. The rooms are well-proportioned with the living room proving ample space for comfortable seating and possibly a dining table. The kitchen is fitted

with wall and base units, with contrasting work surface, and includes an integrated electric oven and gas hob, and there is space for a breakfast table or other furniture. A door leads out to two further useful spaces, the sunroom and the garden room which have access to the side garden. The double bedrooms both have built-in wardrobes and storage, and they share a family bathroom which is fitted with a wash-hand basin, WC, with a shower over the bath.

At the front of the plot, the driveway runs up to the attached single garage to the left-hand side of the bungalow. The pitched roof of the garage extends beyond the plot boundary and links this bungalow, over the neighbouring pathway to the side wall of the neighbouring house. This is the only part of the property which adjoins the neighbour's building. To the right-hand side, a garden gate opens to a path leading to a private, level garden, which is mainly laid to lawn with a large area of shingle terrace. The garden is framed by mature hedging.

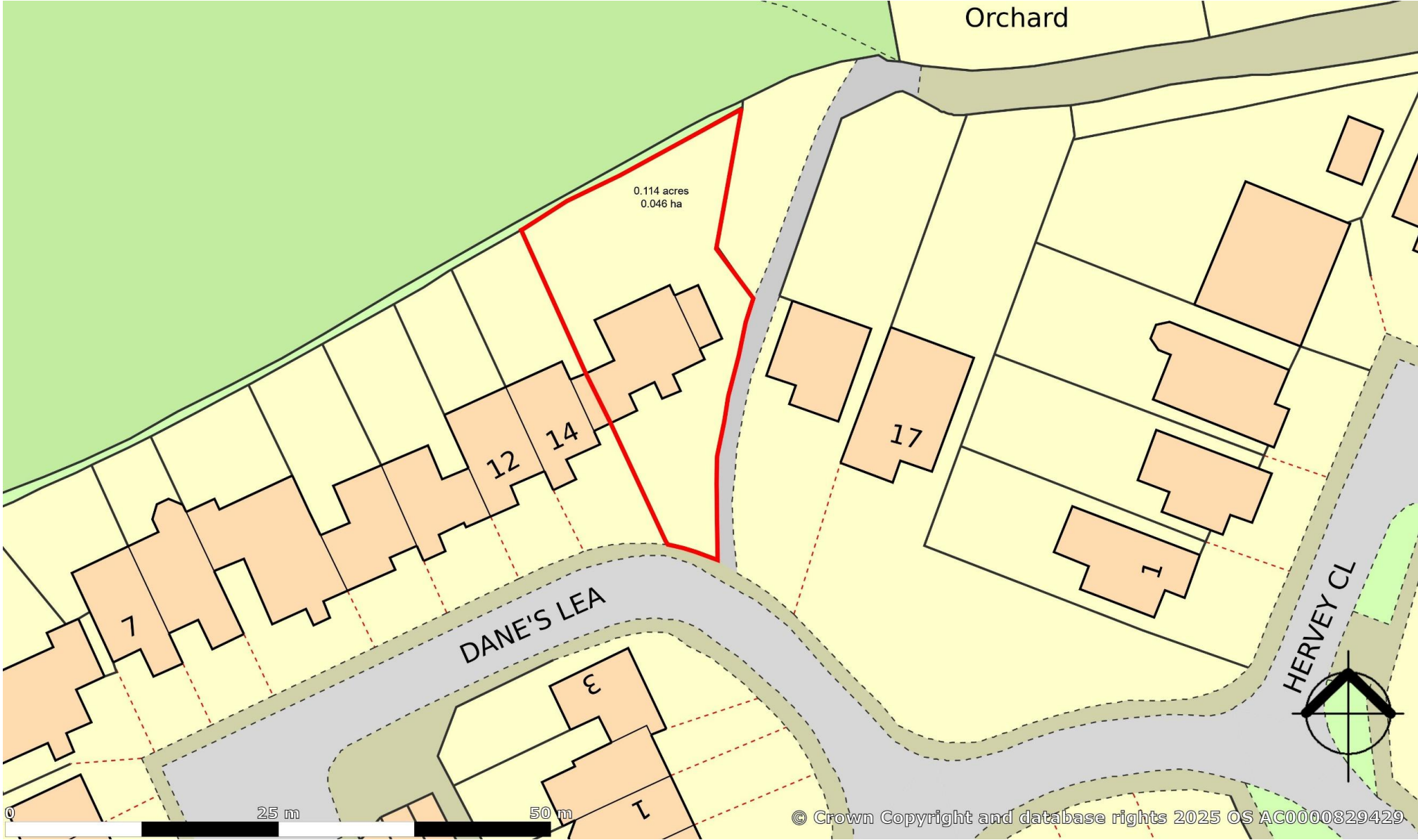












## Location

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

**Services:** Mains services

**Tenure:** Freehold



### Motorway Links

- M5



### Train Links

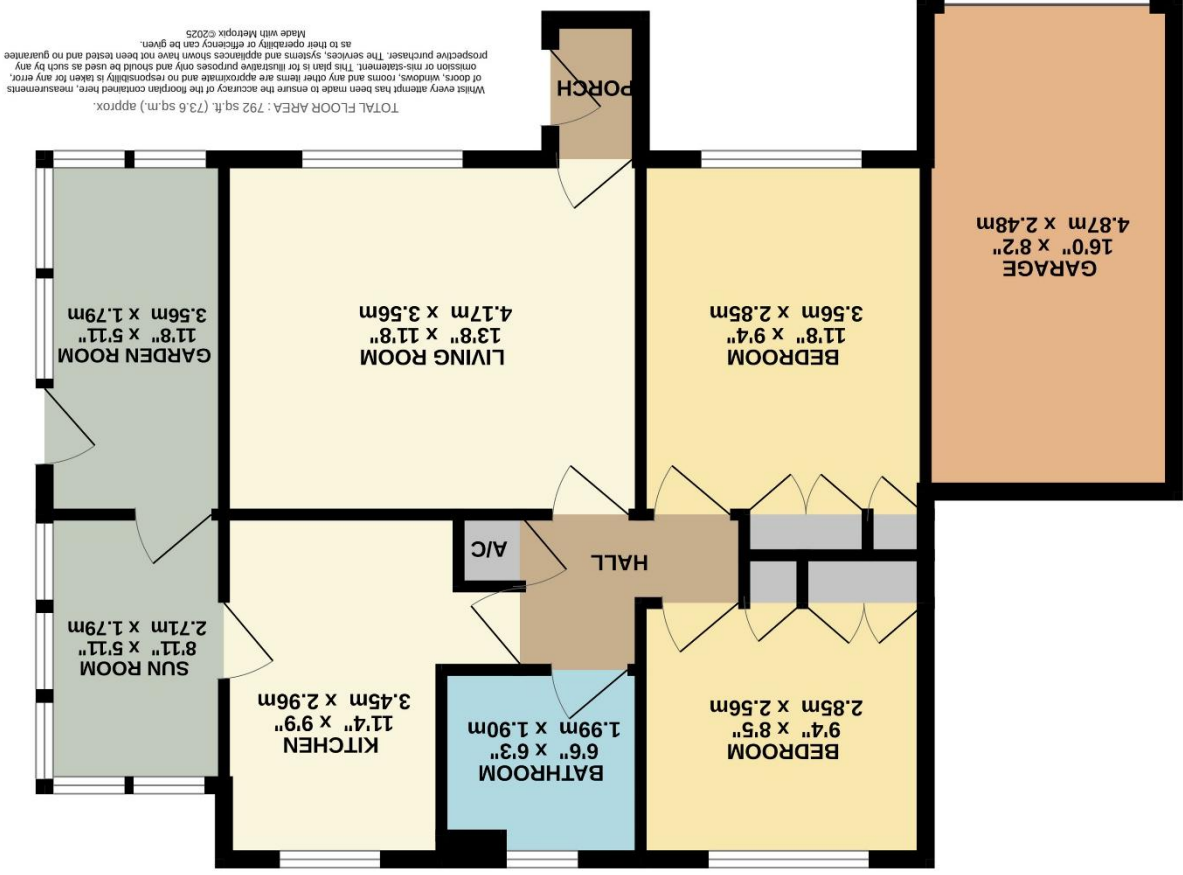
- Highbridge and Burnham
- Weston-super-Mare
- Bridgwater



### Nearest Schools

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

DANES LEA  
792 sq.ft. (73.6 sq.m.) approx.



WEDMORE OFFICE

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