



10 Hervey Close, Wedmore BS28 4AU

£595,000 Freehold

COOPER  
AND  
TANNER







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## Description

Built in the 1980s and generously extended, this spacious four-bedroom house, with double garage, workshop and pretty front and rear gardens, in an enviable cul-de-sac village location, is coming to the market with vacant possession.

Offering plenty of space on both floors this is an impressive property which, when updated, will really allow the next owner to put their stamp on it. The entrance hall is a spacious area for hanging coats and shoe storage or a quiet seating or study space. Doors from the entrance hall lead to a front dining room and to the large sitting room at the rear of the property. Double aspect windows fill this room with light and sliding patio doors lead out to fully double glazed uPVC conservatory with tile-effect flooring. French doors lead out into the garden. The extended L-shaped kitchen and breakfast room offers plenty of space for the keenest of cooks with ample wooden storage cupboards, base units and shelving and there is an electric hob, extractor fan, built in electric oven and dishwasher and space for a fridge freezer. Two large Velux windows, in addition to the windows overlooking the garden, fill the room with light. Beyond the kitchen there is a useful utility and

laundry room with another door giving direct access to the garage. There is also a downstairs WC.

A feature wooden staircase from the entrance hall leads up to the first floor with three double bedrooms and one single, all with built in wardrobes. The master suite has an en-suite shower room and the second bedroom leads into a dressing room under the eaves, which could also have numerous other uses. There is a tiled family bathroom with a bath and shower over, pedestal wash basin and WC. The property is warmed by gas central heating and double glazed throughout.

## Outside

Set back from the road, hidden away in a quiet cul-de-sac, this handsome property has recently been externally decorated with white render finish. There is a pretty front garden with lawn, raised stone planting area and the driveway allows parking for multiple vehicles and access to the double garage. A gated side passageway leads to the rear garden, which is mainly laid to lawn with mature borders, shrubs, trees and several patio seating areas. There is also a block built workshop in the garden















## 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 Sidcot School, Millfield and Wells Cathedral School, which are all served by private buses.

## Directions

From the Cooper and Tanner office in Wedmore proceed along Church Street into Pilcorn Street. Passing Lascot Hill take the next turning on the right into St Medard Road. Hervey Close is the first road on the right and number 10 is at the end of the cul-de-sac, to the right. You are welcome to park on the drive for the viewing.



### Local Information Wedmore

**Local Council:** Sedgemoor

**Council Tax Band:** E

**Heating:** Gas central heating

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

**Tenure:** Freehold



### Motorway Links

- M5



### Train Links

- Highbridge
- Worle



### Nearest Schools

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

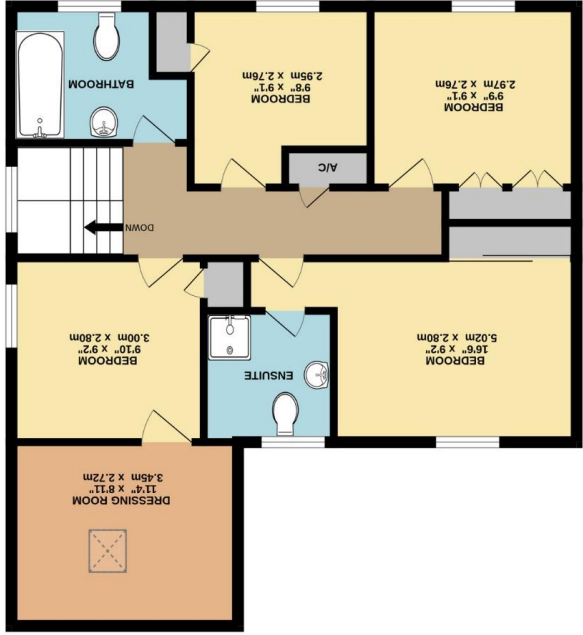
WEDMORE OFFICE  
 telephone 01934 713296  
 Providence House, The Borough, Wedmore, Somerset BS28 4EG  
 wedmore@cooperandtanner.co.uk

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1ST FLOOR (66.8 sq.m.) approx.



TOTAL FLOOR AREA: 1903 sq.ft. (176.8 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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