



5 Longfield Drive, Wedmore BS28 4EW

£400,000 Freehold

COOPER
AND
TANNER



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 3  1  2 EPC B

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Description

Built in 2020, this bright, light, contemporary three-bedroom semi-detached home, in historic Wedmore, with its attractive stone façade, lovely sunny southwest-facing rear garden with leafy outlook, garage and driveway, is the perfect home for anyone who wants to move in, unpack and get on with life.

The sitting room spans the width of the house at the rear, with space for comfortable seating, a dining area, and it benefits from French doors opening out into the garden. The kitchen/breakfast room is well-designed with modern wall and base units with Neff integrated appliances, and there is plenty of space for a breakfast table. The entrance hall houses the cloakroom and understairs cupboard. The three bedrooms are upstairs, creatively decorated to give each one its own charm and character. The principal bedroom looks over the rear garden across to the

treelined boundary beyond. This bedroom benefits from a modern ensuite shower room. The other two bedrooms share a smart, stylish, fully tiled bathroom fitted with a white suite with a shower over the bath. The property is warmed by gas central heating, is double glazed throughout, and achieves an enviable energy efficiency rating of 'B'.

Outside

The property is set back on its plot allowing for pretty flower beds and paved pathway to the front door. To the side of the house there is a driveway with one parking space and access to the single garage. A door at the rear of the garage leads to the southwest-facing garden back garden. The lawn at the rear is level and bordered by fencing and flower beds. Paved terracing at the rear of the house provides a lovely space for relaxing or entertaining on warmer days.









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 stores, 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.

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.

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 and number 5 will be on the left. You are welcome to park on the driveway for your viewing.



Local Information Wedmore

Local Council: Somerset

Council Tax Band: C

Heating: Gas central heating

Services: All mains' services

Tenure: Freehold



Motorway Links

- M5



Train Links

- Highbridge
- Weston-super-Mare



Nearest Schools

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

WEDMORE OFFICE
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Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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TOTAL FLOOR AREA : 1097 sq.ft. (101.9 sq.m.) approx.

