



Culverhays, 9, Combe Batch, Wedmore BS28 4DU

£525,000 Freehold

COOPER
AND
TANNER



Culverhays, 9, Combe Batch Wedmore BS28 4DU

 3  1  2 EPC C

£525,000 Freehold

Description

Beautifully presented, modern three-bedroom detached home in an enviable central village location, with driveway, garage, and lovely garden with summerhouse and shed.

Nestling in the heart of Wedmore, this delightful and welcoming home offers a private haven away from the bustle of village life. The house, which was built in 2011-2012 to a high specification, is attractively decorated throughout in a neutral colour palette, complemented by tiled and wooden flooring, with warm wood skirting boards, doors, and windows. From the sitting room, bi-fold doors allow the light to flood in, and open to extend the living space into the garden. On cooler days, a feature log burning stove offers a cosy focal point. There is ample space for sitting room furniture and a dining table. The kitchen is well equipped with wall and base units, a Belfast sink, a breakfast bar, an integrated fridge and an electric oven and hob. Other appliances can be located in a 'utility' area at the rear of the integral single garage which is accessed from the entrance hall. The garage provides more space for storage as well as for

a car. The practical layout downstairs also includes a handy cloakroom with WC. The three bedrooms are upstairs. The master bedroom, situated at the front of the house, benefits from an ensuite shower room, and has ample space for wardrobes and, currently, an office desk. The other two bedrooms share a family bathroom and they both look out over the garden with lovely views to the Mendips. The house is warmed by gas central heating with radiators and underfloor heating. The property is double glazed throughout.

Outside

A block paved driveway provides off-road parking and access to the front of the house and garage. A pathway to the side leads to the lovely, level rear garden which is mainly laid to lawn, with fruit trees, shrubs, and flower beds. A paved terrace, running across the back of the house provides a secluded area to relax or entertain. There is a substantial summerhouse, with power and light, which is a south-facing haven at the end of the garden. There is also a wooden shed, two water butts, and a rainwater management system.









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, pharmacy, a butcher shop, delicatessen, post office, fishmongers, grocers, a cafe, and three 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 office in Wedmore, proceed up the Borough. At the end of the road turn left towards Wells. The property will be found on the left-hand side, set back from the road.



Local Information Wedmore

Local Council: Sedgemoor

Council Tax Band: D

Heating: Gas central heating

Services: All mains' services

Tenure: Freehold



Motorway Links

- M5 J22
- M5 J21



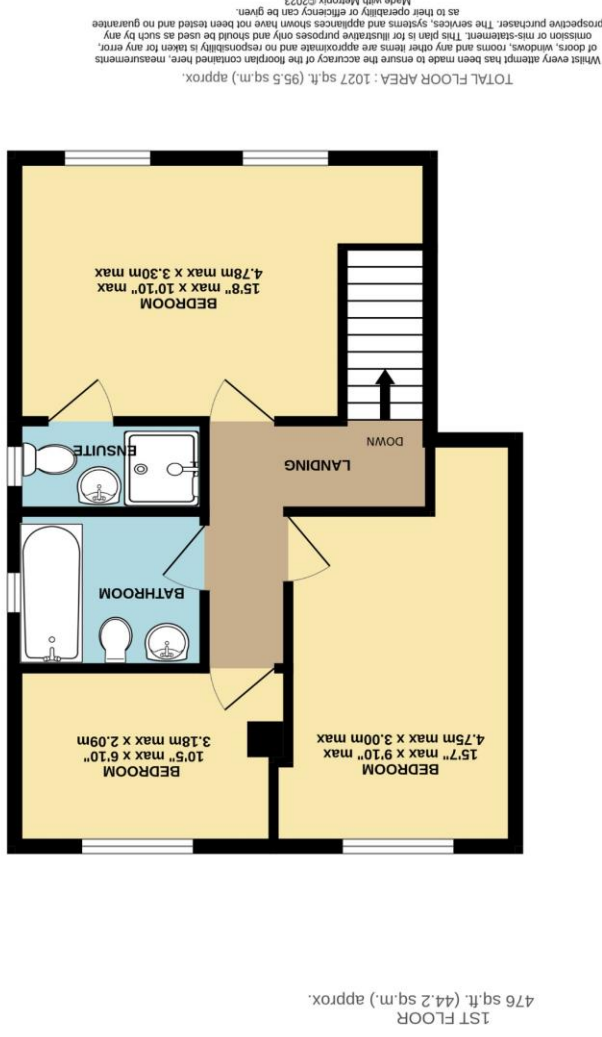
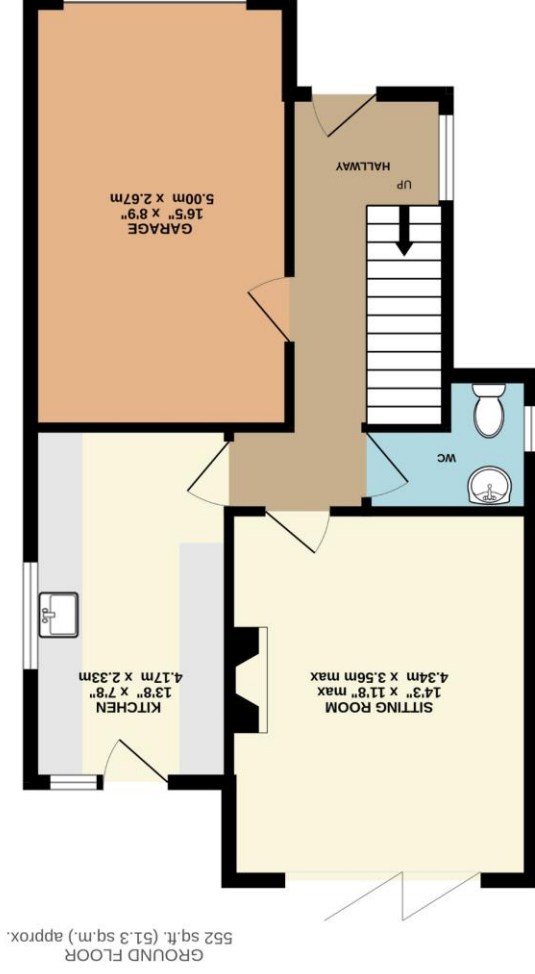
Train Links

- Weston-super-Mare
- Highbridge



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

COOPER
 AND
 TANNER