



56 Merryfield, Mark TA9 4NB

£430,000 Freehold

COOPER
AND
TANNER



56 Merryfield, Mark, TA9 4NB

 2  2  1 EPC B

£430,000 Freehold

Description

Beautifully presented two-bedroom bungalow offering step-free, wheelchair-accessible living and eco-friendly credentials, with ample driveway parking and gardens, in a quiet residential area in the heart of Mark.

This warm and welcoming home is finished throughout in a modern, neutral colour palette, with thoughtfully adapted kitchen and wet room to accommodate a wheelchair user. (Please note, the door frames throughout the house are standard width). The kitchen is fitted with a sleek range of wall and base units with an elevating sink and lowered worksurface with induction hob. The sitting room spans the depth of the property and is an open-plan 'L' shaped space with room for comfortable seating and a dining table. French doors open to the garden room which stretches across the back of the bungalow and creates a satisfying flow back around into the kitchen. The large principal suite was originally two smaller bedrooms which have been knocked through to create a fabulous bedroom with a Jack and Jill wet

room. This smart, modern wet room is fitted with a shower area with foldout seat, a wash-hand basin, WC and heated ladder towel rail. A second double bedroom shares the Jack and Jill shower room with access from the hall. There is also a useful storage cupboard, an airing cupboard and a cloakroom off the hall.

Outside, the bungalow is set back on its level plot, with gardens front and back and extensive paved driveway for multiple vehicles to the side of the property, leading through the carport to the garage. The rear garden is south-facing, and mainly laid to lawn with mature, colourful borders, wooden pergola and paved seating area. The garage has been transformed into a sound-proofed music room which, the vendor informs us, could easily be converted back into a garage if needed.

The property has an enviable energy performance rating of a 'B', reflecting the efficiency of the air source heat pump and solar panels (installed in 2024).









Location

Mark is a popular village with a thriving community. There is a village hall, two popular pubs, a village store and post office, a garage and church. There are many active clubs and groups including Mark Friendship Group.

Mark falls within the Wessex Learning Trust catchment for schools, which is a three-tier system with Mark First School in the village, Hugh Sexey Middle School in neighbouring Blackford and Kings of Wessex Academy in Cheddar. There are also many reputable private schools within proximity, including Wells Cathedral School, Millfield and Sidcot Schools.

Excellent sport facilities are available including Mark Bowling Club, Mark Cricket

Club, the Isle of Wedmore golf club, football and tennis clubs. The general area offers a range of outdoor and country pursuits.

Rail links at Highbridge and Weston-super-Mare offer a direct service to Bristol and London Paddington and Bristol International Airport is approximately 17 miles away. The cities of Bristol and Bath are within commuting distance. With excellent road connections in all directions, Mark is perfect for both the country lover and rural commuter alike.

Agent Note: The vendor has informed us that building regulations were not required for the conversions made.

Local Information Mark

Local Council: Somerset

Council Tax Band: D

Heating: Air Source Heat Pump

Services: Mains Water, Electricity and Drainage

Tenure: Freehold



Motorway Links

- M5



Train Links

- Highbridge
- Weston-Super-Mare



Nearest Schools

- Mark First School
- Hugh Sexey Middle School
- Kings Of Wessex Academy



The floor plan illustrates a house layout with the following dimensions:

- GARDEN ROOM:** 5.91m x 2.46m (19'4" x 8'1")
- WC:** 2.77m x 2.46m (9'1" x 8'1")
- BEDROOM:** 6.66m x 4.58m (21'10" x 15'0")
- ENTRANCE HALL:** 3.33m x 3.25m (10'11" x 10'8")
- KITCHEN:** 3.33m x 2.22m (10'11" x 7'3")
- WET ROOM:** 3.33m x 2.22m (10'11" x 7'3")
- BEDROOM:** 6.66m x 3.75m (21'10" x 12'4")
- BEDROOM:** 6.66m x 3.75m (21'10" x 12'4")
- SITTING/DINING ROOM:** 6.66m x 4.58m (21'10" x 15'0")

MUSIC ROOM/OFFICE
163" x 153"
4.95m x 4.65m

1291 sq.ft. (119.9 sq.m.) approx.