

Guide Price  
£359,950  
Freehold



**Bramblefield Road, Wedmore, BS28 4FJ**  
**2 Bedrooms, Semi-Detached House**

- Attractive semi-detached modern home
- Driveway parking directly to the front
- Bright living room with French doors to garden
- Contemporary fitted kitchen with integrated appliances
- Two bedrooms with flexible use options

- Modern bathroom with shower over bath
- Enclosed and low-maintenance rear garden
- Ideal for first-time buyers or downsizers
- Move-in ready with neutral décor throughout
- Popular residential location with good access to amenities and transport links



| Material Information                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Council Tax Band & Charge for Current Year                                                                                                                                                                                                                                            | Band C - £2,177.88 for 2025/26                                                                                                                                                                                                                                                                  |
| EPC Rating & Data Carried Out                                                                                                                                                                                                                                                         | EPC: B - 23/08/2022                                                                                                                                                                                                                                                                             |
| Building Safety Issues                                                                                                                                                                                                                                                                | Non Reported                                                                                                                                                                                                                                                                                    |
| Mobile Signal                                                                                                                                                                                                                                                                         | Official Mobile Coverage Checker<br>Provides official indoor and outdoor coverage predictions across all major UK networks<br>www.ofcom.gov.uk<br>nPerf Mobile Coverage Map<br>Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data.<br>www.nperf.com |
| Most Data Mobile Mast Summary                                                                                                                                                                                                                                                         | Shows mast locations and coverage details for each mobile provider across the UK<br>www.mastdata.com                                                                                                                                                                                            |
| Construction Type                                                                                                                                                                                                                                                                     | Standard Construction                                                                                                                                                                                                                                                                           |
| Existing Planning Permission                                                                                                                                                                                                                                                          | No Applications Currently Registered                                                                                                                                                                                                                                                            |
| Coalfield or Mining                                                                                                                                                                                                                                                                   | N/A                                                                                                                                                                                                                                                                                             |
| The information provided above has been obtained directly from the sellers or their representatives. While every effort has been made to ensure its accuracy, we cannot guarantee its completeness or reliability and advise interested parties to carry out their own due diligence. |                                                                                                                                                                                                                                                                                                 |

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 97 A      |
| 81-91 | B             | 84 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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