



 1  1  1 EPC D

£175,000 Leasehold

8, Church Lane
Blackford
Wedmore BS28 4NS

**COOPER
AND
TANNER**



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Description

With vacant possession, this one-bedroom, first floor flat with lovely countryside views from every window, is in a peaceful location with decked courtyard and communal parking.

Situated in the beautiful Somerset countryside, on the edge of the village of Blackford, this first floor flat has enviable views across fields yet is within close proximity to the village hall and community café, Coombes Micro Dairy, The Sexey's Arms pub, and Axe Vale Vets. There is ample off-road, shared parking at the front of the properties on Church Lane which is a quiet, no-through road. The flat is accessed via its front door which is located to the side of the building. A flight of stairs rise up to the flat with its light, bright rooms and lovely views. The sitting room offers plenty of space for comfortable seating and, if needed, a dining area. The kitchen is fitted with a range of neutral wall and base units with space for appliances. The double bedroom has space for a double bed and other furniture and is across the landing from two useful storage cupboards and the bathroom, which is fitted with a white suite.

The outside space is at the rear of the property. It is currently fitted with wooden decking and bordered by fencing

The property is leasehold and the lease is 125yrs from 25th January 2021, which leaves 120yrs on the lease. The vendor tells us that the service charge for 2024 -2025 was £808.

Location

Blackford is located on raised ground close to the Somerset Levels, it sits between the Mendip and Quantock Hills, designated as Areas of Outstanding Natural Beauty. It is a friendly, active community and has a pub, village hall, middle school and church. There is also a small play area next to the village hall.

The historic village of Wedmore is close by with an array of interesting shops including a gallery, village store, butchers and fishmongers, several cafes, three pubs, a chemist, dentist, travel agents and various hairdressers and therapists. Wedmore benefits from playing fields, with thriving tennis, football, bowls and cricket clubs. The Cathedral City of Wells is just 10 miles away, and the M5 motorway J22 just 10 minutes by car. Bristol International Airport is easily accessed just 16 miles away.

Local Information Blackford

Local Council: Somerset

Council Tax Band: B

Heating: Electric

Services: Mains electricity, water and drainage

Tenure: Leasehold



Motorway Links

- M5
- Junction 22 at Burnham-on-Sea
- Junction 21 at Weston-super-Mare



Train Links

- Highbridge
- Weston-super-Mare



Nearest Airport

- Bristol International Airport



WEDMORE OFFICE

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