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 EPC D

£347,900 Freehold

3 St. Medard Road
 Wedmore
 BS28 4AY

**COOPER
 AND
 TANNER**



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Description

With a beautiful south-facing oasis of a rear garden, three double bedrooms, garage, and parking, within walking distance of the village centre, this semi-detached home is a delight.

This has been a well-loved home, in an enviable village location, which is now ready for a new lease of life. The light and tranquil sitting room at the rear of the house also provides space for a dining table and has French doors which open into a conservatory from where the garden can be enjoyed all year round and where further doors lead out into the garden. The kitchen is fitted with a range of wall and base units with a double oven, a four-ring gas hob, and space for a dishwasher and fridge. There is access from the hall directly into the single garage. The three double bedrooms are upstairs, two of which overlook the rear garden, and the master bedroom also benefits from built-in wardrobes. They share a family bathroom with a shower cubicle and a separate WC. The property is double glazed and is warmed by gas central heating.

Outside

The property is approached via an expanse of block paved driveway with parking for multiple vehicles with access to the single garage. External access to the south-facing back garden is via a gate from driveway to the side of the property. This haven of a rear garden captures the best of the sunshine with its thoughtful landscaping and mature planting.

Location

The beautiful, historic village of Wedmore has a wealth of local amenities, including a village shop, post office, gift shops, clothing shops, a butcher, fish monger and renowned pubs and cafés. There is a doctor's surgery, dentist and chemist. The village is set in a stunning rural location providing plenty of opportunities for outdoor pursuits, with Wedmore Bowls, Tennis and Golf Clubs on the outskirts of the village. There are transport links to the A38 with direct links to Bristol International Airport and the M5 J22. The larger centres of Bristol and Bath are about 23 and 30 miles away respectively, with the cathedral city of Wells approximately nine miles away. The property falls within the popular catchment area for Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form in Cheddar, where there is also Kings Fitness and Leisure Centre. Private schools include Sidcot School, Millfield and Wells Cathedral School, which are all served by private buses.

Directions

From the Cooper and Tanner office in Wedmore proceed along Church Street into Pilcorn Street. Passing Lascot Hill take the next turning on the right into St Medard. As the road bears left, the property can be found shortly after on the left-hand side.

Local Information Wedmore

Local Council: Somerset

Council Tax Band: D

Heating: Gas central heating

Services: All mains services

Tenure: Freehold



Motorway Links

- M5



Train Links

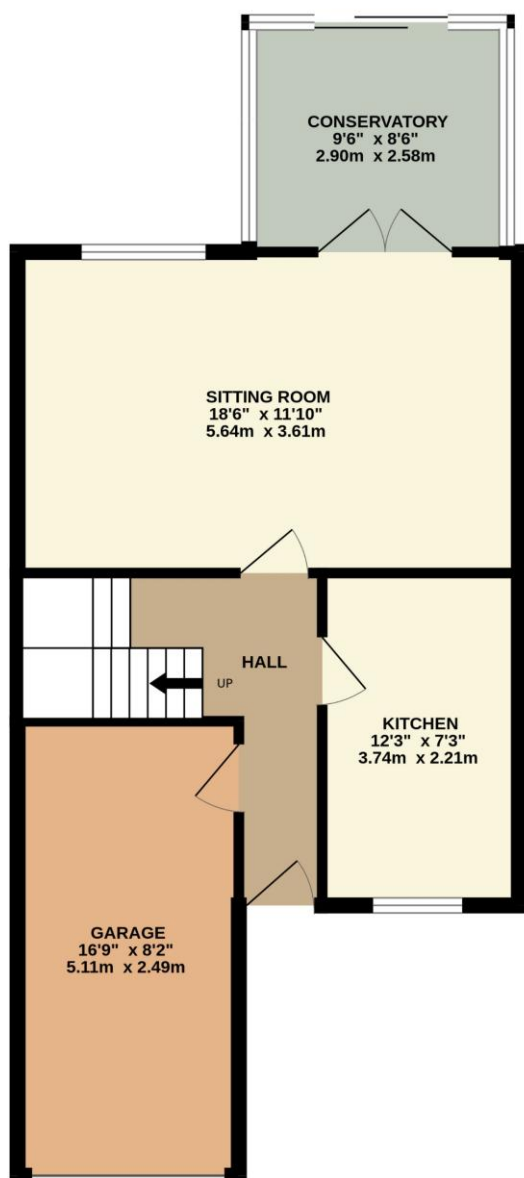
- Highbridge
- Weston-super-Mare



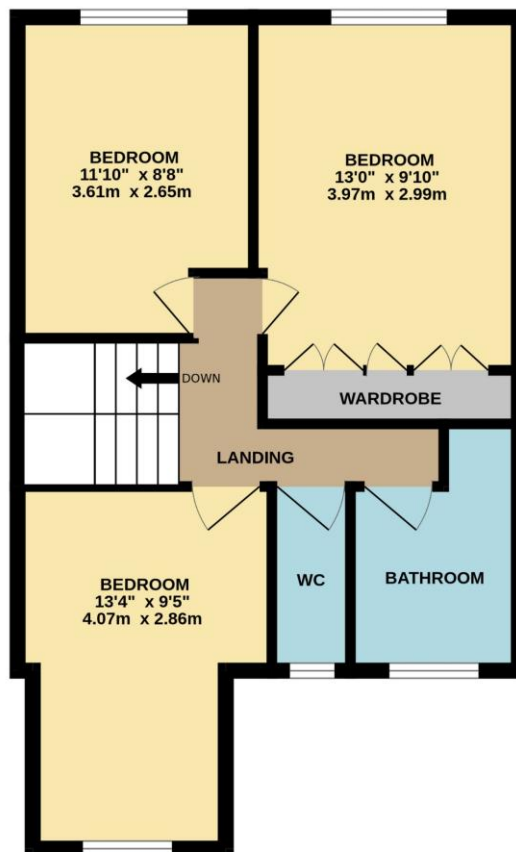
Nearest Schools

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

GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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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AND
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