



3 West Close, The Causeway, Mark, TA9 4PU

£465,000 Freehold

COOPER
AND
TANNER



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 4  2  1 EPC E **£465,000 Freehold**

Description

A beautifully presented, modern, four-bedroom family home with open-plan living, a generous south-facing garden, countryside views, garage and parking for several cars.

Decorated in a fresh, neutral pallet, this much-loved family home provides plenty of bright and spacious living accommodation. The modern kitchen incorporates a cosy seating area and an adjoining family room with ample space for relaxing and dining - the ideal place to gather and entertain. From here the south-facing garden can be accessed via French doors. Sleek, modern grey kitchen units are topped with contrasting quartz work tops and offset by modern metro wall tiles and pale ceramic floor tiles. A freestanding island provides additional storage, and integrated appliances include a fridge, freezer, oven and combi microwave, induction hob and dishwasher. There is additional storage and space for white goods in the adjoining utility room, where there is also a cloakroom.

The light, cosy sitting room provides an inviting space to relax around the woodburning stove

in the winter months and, in warmer weather, French doors open out onto the pretty sun terrace.

Upstairs, the principal bedroom is a quiet and peaceful haven with a Juliette balcony overlooking the garden and countryside beyond and includes an extensive bank of fitted wardrobes. This bedroom and three further bedrooms share a family bathroom which features luxury floor and wall tiles and a modern white suite including a free-standing bath and separate shower.

Outside

The level, enclosed, south-facing rear garden is mainly laid to lawn and shingle with two separate sun terraces and a pergola – forming the ideal spot to relax and take in fantastic panoramic views of the open countryside. A path leads to the end of the garden where there is a substantial summer house installed with lighting and power. In front of the property there is parking for up to four vehicles and access to the attached garage. A pedestrian gate provides access to the rear garden.









Location

Mark is a popular village with a thriving community. There is a village hall and two popular pubs, the Packhorse and The White Horse. There is also a village store, post office and church. The historic village of Wedmore is approximately 4 miles away, with the coastal towns of Weston-super-Mare (10 miles) and Burnham-on-Sea (5 miles) offering comprehensive amenities as well as access to the national motorway network via Junction 22 of the M5 (3 miles). 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 country pursuits along with sailing on Axbridge Reservoir.

Rail links at Highbridge, Burnham-on-Sea and Weston-super-Mare offer a direct service to Bristol and London Paddington. The cities of Bristol and

Bath are within commuting distance with Bristol International Airport approximately 17 miles away.

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

Directions

Driving through Mark from the Wedmore direction, continue through the village until Mark First School is on your right-hand side. Continue past the school for approximately 1km, the property is situated on your left-hand side.



Local Information: Mark

Local Council: Somerset

Council Tax Band: D

Heating: Oil Central Heating

Services: Mains Water, electricity and drainage

Tenure: Freehold



Motorway Links

- M5
- M4



Train Links

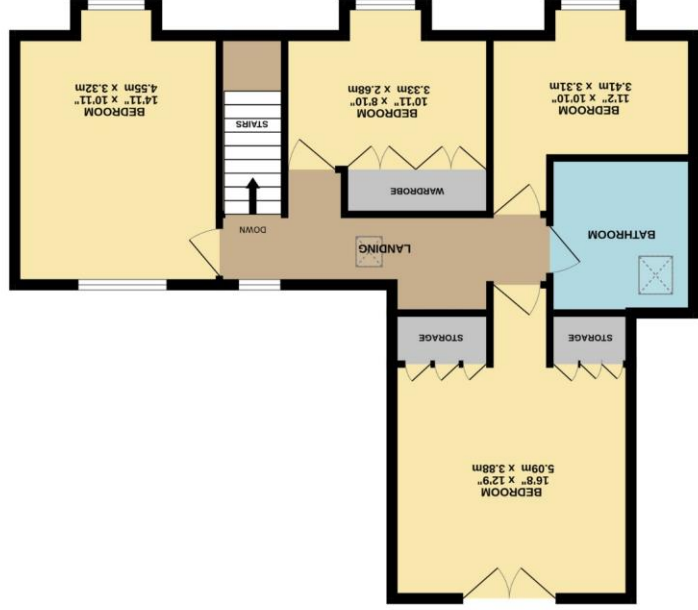
- Highbridge and Burnham Station



Nearest Schools

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

1ST FLOOR
719 sq.ft. (66.8 sq.m.) approx.



GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA : 1634 sq.ft. (151.8 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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WEDMORE OFFICE
telephone 01934 713296
Providence House, The Borough, Wedmore, Somerset BS28 4EG
wedmore@cooperandtanner.co.uk

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