2 | 1 | 1 EPC E

£299,995 Freehold

Maydew, Sparrow Hill Way
Weare, Axbridge
BS26 2LA

COOPER
AND
TANNER

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Description
Warm, welcoming, and well-maintained two-bedroom semi-detached bungalow in an idyllic location in sought-after Upper Weare, with lovely level gardens, garage, parking, and with stunning views to the Mendip Hills.

With well-proportioned, light and bright rooms, decorated throughout in a neutral palette, this home could be ideal for anyone who wants to 'move-in-and-unpack' or as in investment rental property. Light floods into the spacious sitting room through a large window which overlooks the front garden. This room offers plenty of space for comfortable seating and there is a feature fireplace. The kitchen is also a light room, with windows on two sides and a glazed side door. It is fitted with modern base and wall units with a four-ring electric hob, integrated double oven, dishwasher and fridge/freezer and there is space for a dining table. The two double bedrooms both have enviable views across the garden to the countryside and hills beyond and the larger of the two benefits from a wall of fitted wardrobes. Both bedrooms share a modern wet room fitted with a shower, vanity unit with wash-hand basin, and a WC.

The rear garden is an absolute delight, with superb views to the Mendips, an expanse of level lawn, mature borders, and a vegetable garden. To the side of the property there is a single garage with a shed at the rear which is currently used as a utility. There is a pretty garden to the front of the bungalow with lawn and mature planting either side of the driveway.

Location
The village of Weare lies beyond the south side of the Mendip Hills. The general area provides many opportunities, including walking and riding on the Mendips, sailing on Axbridge reservoir, local golf course outside Wedmore and sports centre in Cheddar. There is a primary school in the village and church and a selection of country pubs in neighbouring villages. The senior school in this area is Kings of Wessex Academy, in Cheddar, with Hugh Sexey Middle School, Blackford and the First School at Weare. Wedmore, Cheddar, Winscombe and Axbridge are all within convenient driving distance, where there are more shopping, social and recreational facilities. The cities of Bristol, Bath and Wells are all within daily driving distance, Bath and Bristol providing excellent cultural activities.

Directions
From the Wedmore office, proceed along Church Street, taking the turning for Lascot Hill on the right. Following the road through Stoughton and Ashton onto Notting Hill Way, passing the Valley Smokehouse on the left-hand side. Continue towards the village of Weare taking the road on the right, Sparrow Hill Way. Maydew can be found on the left-hand side.

Local Information Weare

Local Council: Somerset Council

Council Tax Band: C

Heating: Oil Fired Central Heating

Services: Mains water and drainage
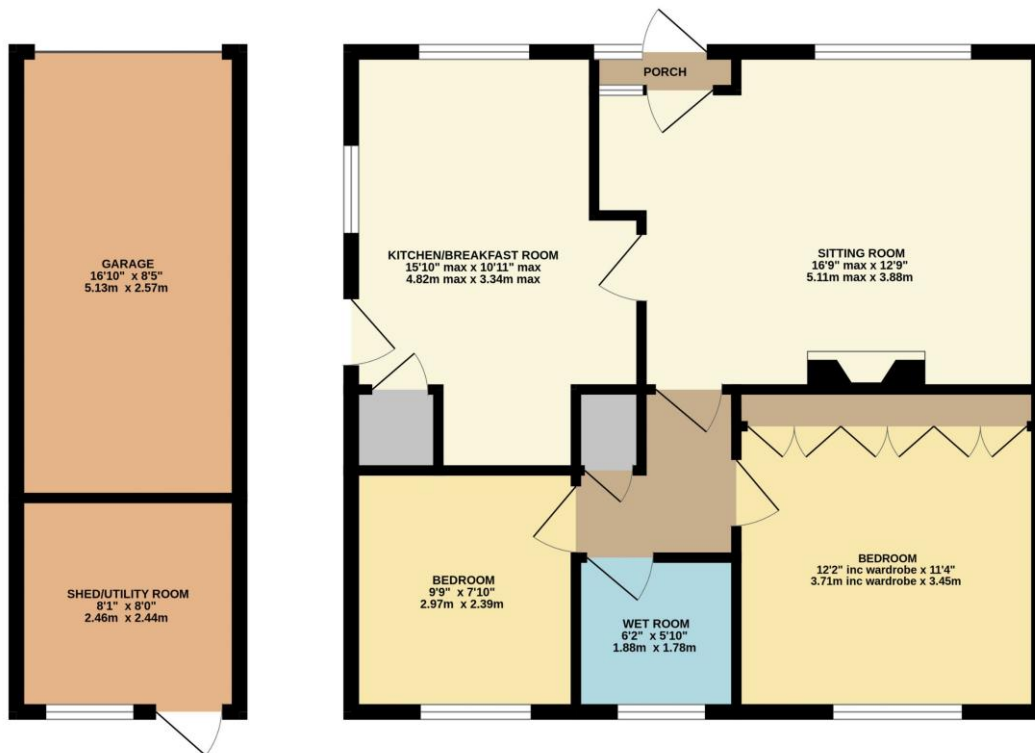
Tenure: Freehold

Motorway Links
- M5

Train Links
- Highbridge Train Station

Nearest Schools
- Kings of Wessex, Cheddar
- Hugh Sexey Middle School
- Weare First School

GARAGE
16'10" x 8'5"
5.13m x 2.57m

SHED/UTILITY ROOM
8'1" x 8'0"
2.46m x 2.44m

PORCH

KITCHEN/BREAKFAST ROOM
15'10" max x 10'11" max
4.82m max x 3.34m max

SITTING ROOM
16'9" max x 12'9"
5.11m max x 3.88m

BEDROOM
9'9" x 7'10"
2.97m x 2.39m

WET ROOM
6'2" x 5'10"
1.88m x 1.78m

BEDROOM
12'2" inc wardrobe x 11'4"
3.71m inc wardrobe x 3.45m

TOTAL FLOOR AREA : 851 sq.ft. (79.0 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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GROUND FLOOR
851 sq.ft. (79.0 sq.m.) approx.

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The Property Ombudsman

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