



Woodpeckers

Poolbridge Road, Blackford, Wedmore BS28 4PA

Detached stone built farmhouse

A delightful detached family home situated in the sought after village of Blackford, near Wedmore with large garden, ample parking and outbuildings

£1650 per calendar month | Available Late April 2024

t. 01747 356099

w. [fowlerfortescue.co.uk](https://www.fowlerfortescue.co.uk)



Woodpeckers
Poolbridge Road
Blackford
Somerset
BS28 4PA

Description/Location

Woodpeckers is a three bedroom detached farmhouse, situated in the sought after village of Blackford near Wedmore. The farmhouse benefits from a garage, private driveway parking for multiple vehicles, outbuildings and a large enclosed south west facing garden to the rear.

The property is beautifully sited south of the Somerset Levels and the Mendip Hills, halfway between Wells and Burnham-on-Sea. To the north lies Cheddar Moor.

Accommodation

Entrance Porch leads to internal hallway with doors leading to:

LARGE KITCHEN/DINER

Fitted units with integrated electric double oven, ceramic hob and extractor fan with space for undercounter appliances. Space for a large dining table and patio doors out to the garden

SITTING ROOM

With electric woodburner and door to rear porch

UTILITY

With shower, WC and space for appliances

BEDROOM 1 (ground floor)

A good sized double room with patio doors to rear garden

BEDROOM 2

On the first floor with views to the rear

BEDROOM 3

A single bedroom with views to the rear

BATHROOM

Including bath with shower over, hand basin and WC

Outside

There is a large south-west facing garden to the rear, mainly laid to lawn with a patio area. The property benefits from a single garage, further outbuilding and private gated driveway parking for multiple cars, accessed down a shared drive.

Services

The property is heated via oil fired central heating, and served by mains electric, water and drainage.

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The Old Dairy, Fonthill Bishop, Salisbury, Wiltshire SP3 5SH

Local Authority

Council Tax Band 'D' - Sedgemoor District Council

Broadband & Mobile Coverage

Ofcom indicates Ultrafast Broadband is available at the property with speeds up to 1000Mbps. Mobile coverage checkers shows outdoor availability from 4 main providers.

Terms

The rent is £1650 per calendar month, payable monthly in advance by direct debit, exclusive of council tax and all utilities.

A holding deposit of £380 is payable to secure the property (see further details and conditions in our fee summary) and £1900 is payable as a security deposit.

Restrictions

Pets by negotiation.

EPC

The cottage has an EPC rating 'D55'.

Availability

The property is available from late April 2024.

Photos



Viewings

Strictly by prior appointment through Fowler Fortescue.

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.



RICS

