



Hollybank Bungalow

Old Farm Court, Blackford, Wedmore, Somerset, BS28 4NY

3 Bedroom Detached Bungalow

A newly refurbished bungalow with large garden, garage and driveway parking situated in the sought after village of Blackford, near Wedmore.

£1350 per calendar month | Available July 2025

t. 01747 356099

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



Fowler Fortescue
RURAL ASSET MANAGEMENT

Hollybank
Old Farm Court
Blackford
Somerset
BS28 4NY

Description/Location

Hollybank is a three bedroom detached bungalow, currently undergoing refurbishment throughout, situated in the sought after village of Blackford near Wedmore. The property benefits from a garage, driveway parking and a large 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 with large storage cupboard leads to internal hallway with double width airing cupboard and LVT flooring throughout. Doors leading to:

KITCHEN/DINER

Fitted units with integrated electric oven, hob and extractor fan with space for undercounter appliances, fridge/freezer and table. LVT flooring.

SITTING ROOM

With woodburning stove, patio doors out to the garden and LVT flooring.

BEDROOM 1

A good sized room with built in wardrobes and new fitted carpet

BEDROOM 2

Another double bedroom with built in storage and new fitted carpet

BEDROOM 3

A small single/nursery or office with new fitted carpet

BATHROOM

Including bath, hand basin and WC

SEPARATE SHOWER ROOM

Comprising shower and hand basin

Outside

There is a large garden to the rear, mainly laid to lawn with a patio area accessed via the patio doors. The property benefits from a single garage and driveway parking for 2 vehicles.

Services

The property is heated via high heat retention storage heaters, newly installed, mains electric, water and drainage.

Local Authority

Council Tax Band 'D' - Sedgemoor District Council

Terms

The rent is £1350 per calendar month, payable monthly in advance, exclusive of council tax and all utilities.

A holding deposit of £310 is payable to secure the property (see further details and conditions in our fee summary) and £1555 is payable as a security deposit.

Restrictions

Pets by negotiation.

EPC

The cottage has an EPC rating 'D58'.

Availability

The property is available from July.

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.

t. 01747 356099 | e. eg@fowlerfortescue.co.uk

fowlerfortescue.co.uk

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



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