

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



10 SPRINGFIELD DRIVE, WEDMORE, SOMERSET, BS28 4BT



**10 SPRINGFIELD DRIVE,
WEDMORE, SOMERSET, BS28 4BT**

Wells 8.5miles, Glastonbury 9miles, Bristol Airport 15.5miles, Bath 26miles.

A rare opportunity to acquire a bright and spacious, 3 bedroom bungalow with super gardens, front and back, in a quiet location, within the popular village of Wedmore.

The property has a large and welcoming entrance hall, sitting room, kitchen/dining room, conservatory, 3 bedrooms and a wet room.

Outside are attractive gardens to the front and rear and a single garage and off-street parking for several vehicles.

Guide Price £525,000

Location

Springfield Drive is a quiet cul de sac on the south side of the village. The house is approx. 900mts from the centre of the popular and vibrant village of Wedmore, regarded as the 'jewel in the crown of Somerset'.

Wedmore is a historic village which has amongst other things, a wonderful church, 3 pubs, 2 cafés, a village store, clothing and gift shops, a post office, dentist and doctor's surgery. There is also a village hall which hosts events throughout the year. Other facilities, including a golf course, tennis and cricket club, football pitches, children's play area, a fun sports bar/club house and Wedmore First School can be found a similar distance in the other direction.

Cheddar, Wells, Glastonbury, the M5 and the beach at Burnham on Sea are all within 10miles.

Description

The property offers bright and appealing accommodation, which is spacious and welcoming. It is nestled privately within its own attractive, mature gardens. At the rear, cascading planting, from the split-level, creates a sheltered oasis brimming with nature.

There is plenty of parking on the driveway and the setting is quiet and tranquil.





Accommodation

A glazed front door opens to a central hallway which opens to all the rooms. There is a large coat cupboard and a separate airing cupboard offering plenty of storage, plus a hatch to the loft. On the left are 3 bedrooms, two have built-in wardrobes. On the right is a bright sitting room with a huge window overlooking the gorgeous front garden. A fireplace, with an electric stove, is a focal point in this generous room.

The kitchen/dining room is at the rear of the property. It has smart fitted units, integrated eye-level oven, electric hob, extractor, dishwasher, under counter fridge and washing machine. Another large window, above the sink, overlooks the charming rear garden and a breakfast bar provides a sociable area for eating or chatting and divides the workspace from the dining space, where there is room for a large table and chairs. From here a door opens to the conservatory with great views over the rear garden, this is a lovely place to relax. An exterior door leads out to the garden.

At the end of the hallway is the wet room which could easily be redesigned as a family bathroom if required.

Outside

There is parking for at least five vehicles on the drive to the front and side of the house. The drive leads to the single garage at the back of the property, alongside the garden.

To the front is a lawned area with attractive, mature borders. A path leads around the side of the house, to the rear, where there is a split-level garden. The upper level is accessed by stone steps where there is an attractive pond, surrounded by lawns and mature shrubs, hedges and trees. Cascading floral beds are a dramatic and appealing feature throughout the seasons.

A timber garden gate opens, beside the house, to the drive.





Directions

The house is located at the far end of Springfield Drive. Turn right at the end and it is the last but one on the left.

Tenure and other points

Freehold. Mains drainage, electricity, and water. Oil fired central heating and hot water with a new oil tank.

EPC Rating Band D. Council Tax Band E.

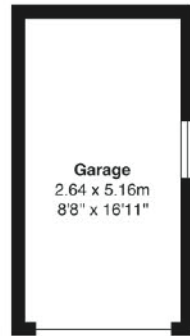
Nearby cities and towns and communications

The Cathedral City of Wells is approximately 7 miles away and also provides a good range of business, recreational and shopping facilities. Shopping centres are available at Taunton, Bath and Bristol (each approximately 25 miles away). Communications in the area are good with access to the M5 (J22 - 10 minutes) connecting to M4 (J16). A local train service from Highbridge (7 miles) links with the intercity train services at Taunton and Bristol Temple Meads to London Paddington taking approximately 11/2 hours. Castle Cary, a mainline station is about 20 miles whilst Bristol International Airport is 15 miles away.

Schools

There are excellent state and independent schools in the area including Wedmore First School, Hugh Sexeys Middle School, Kings of Wessex Upper School, Wells Cathedral School, Sidcot, Millfield and the Taunton schools.

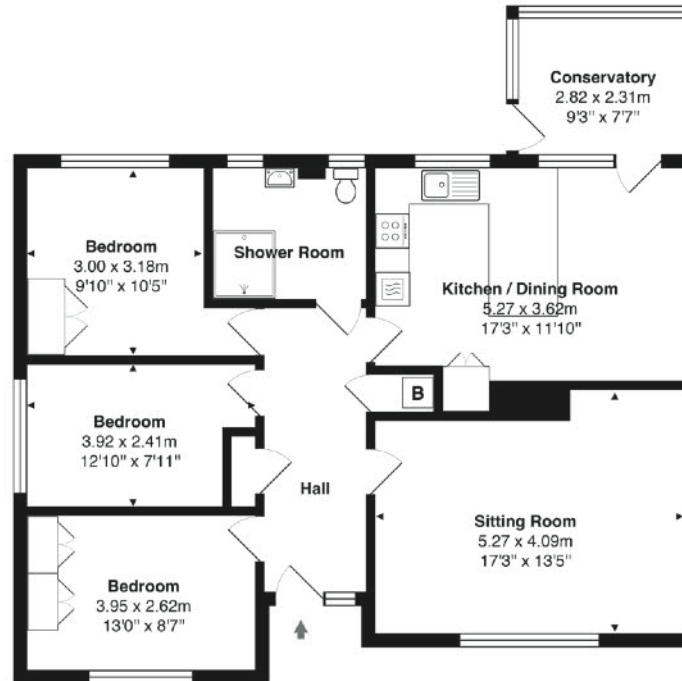




10 Springfield Drive,
Wedmore



Approximate gross internal floor area of main building - 96.8 m² / 1,042 ft²



IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

1 Priory Road, Wells, Somerset, BA5 1SR. Tel: 01749 670079 - E: info@roderickthomas.co.uk

