

Guildhall Lane, Wedmore

£575,000

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Bedrooms: 3

Bathrooms: 2

Receptions: 3

The 'Bartons' is a truly delightful detached bungalow set in a lovely village position close to the many excellent amenities of Wedmore, which make it so popular with buyers.

Occupying a gently elevated position on desirable Guildhall Lane, the property's accommodation is not only spacious throughout, but also incredibly light and airy, creating a friendly and welcoming atmosphere. The private driveway leading to the property offers plenty of off-street parking for a number of vehicles and leads to a single garage with a handy workshop to the rear. The front garden is mainly laid to lawn with a number of mature trees and shrubs, as well as the property's oil tank, making it easily accessible to fuel suppliers.

On entering the property, you get an immediate sense of the light that can be found throughout. Tastefully decorated with an attractive solid wood floor, the hallway provides access to all three bedrooms, the sitting room and family bathroom. There is also an airing cupboard accessible from the hallway, which houses the hot water cylinder for the property.

The sitting room is a spacious dual-aspect room with French doors to the rear leading out to a superb decked terrace overlooking the rear garden. A handsome stone fireplace creates a wonderful focal point to the room and features a gas flame-effect fire. Internal French doors lead from the sitting room into a breakfast room that links through to the kitchen, another well-presented and attractive room. There is a further set of French doors that lead out to the aforementioned decked terrace and a neat open arch flowing into the kitchen. The kitchen features a generous array of traditional Shaker-style wall and base units, with ceramic stone-effect floor and wall tiles. There is an original Stanley oil-fired range cooker, as well as a second electric cooker, plumbing for a dishwasher and space for a fridge/freezer. Plumbing for a washing machine and space for a tumble dryer can be found to the rear of the garage.

Moving back towards the front of the house, you will find three generously proportioned bedrooms, all of which would fit a double bed. In addition, the master bedroom has a large fitted cupboard and in bedroom two there is a smart en-suite shower room. Completing the internal accommodation is a great-sized family bathroom, which comes complete with a stylish three-piece suite with a separate shower cubicle. There is a vanity storage cabinet to the wall, a heated towel rail and wall to floor ceramic tiles.

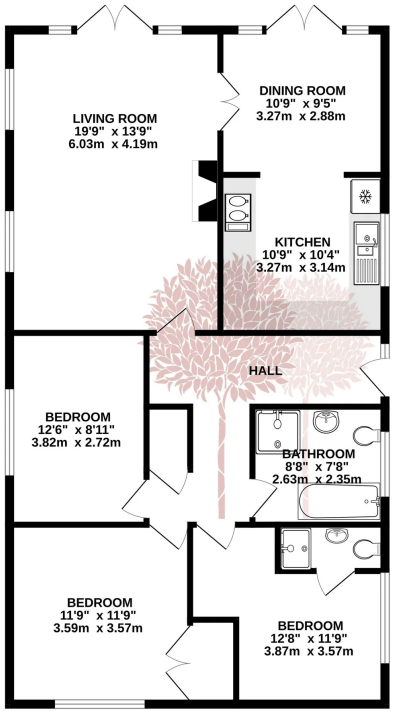








GROUND FLOOR
1070 sq.ft. (99.4 sq.m.) approx.



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 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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Outside, you will find an exceptional rear garden which is fully enclosed. The garden features a plethora of small trees and shrubs, as well as a generous sweeping lawn, with a further discreet area beyond the tree line featuring raised beds, a composting area and a greenhouse. There is an ornamental patio area, small decked area and covered storage area.

What we love about this property... Bungalows of this size and quality are a very rare find indeed, presented in good order and perfect for a family or those searching for lateral living in their retirement this superb detached home is sure to attract a high level of interest.

Situation: Wedmore is a sought-after village south of Bristol, known for its charming character, vibrant centre, and excellent amenities. The village offers a wide range of shops, pubs, restaurants and cafés, along with clubs, societies and sports facilities including golf, tennis, bowls, cricket, football, sailing and equestrian pursuits nearby. Rich in history, Wedmore dates back to Saxon times and is home to the 700-year-old St Mary's Church.Wells is just 8 miles away, while Bristol, Bath and Taunton are all within easy reach. The M5, Highbridge station and Bristol Airport provide excellent transport links. The area is also popular with families thanks to highly regarded state and independent schools, and the beautiful Somerset countryside and Mendip Hills are close by for walking and outdoor activities.

Directions: From our Wedmore office proceed out of the Borough Mall towards the Borough and proceed up the hill, at the junction turn right onto Grants lane, proceed along the lane passing Glanville Road and continue onto Sand Road. Take the first right thereafter onto Guildhall Lane and the property can be found in a slightly elevated position on the right hand side. What3Words: ///client.inflation.marbles

Material Information: This property operates on oil central heating. Council tax band: E EPC Rating: F