



# The Brambles

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

## Detached Bungalow

A well presented bungalow with large garden, situated in the sought after village of Blackford, near Wedmore.

**£1225 per calendar month | Available now**

t. 01747 356099

w. [fowlerfortescue.co.uk](http://fowlerfortescue.co.uk)



**The Brambles**  
**Old Farm Court**  
**Blackford**  
**Somerset**  
**BS28 4NY**

### Description/Location

The Brambles is a two bedroom detached bungalow, situated in the sought after village of Blackford near Wedmore. The benefits from a garage, tandem driveway parking for 2 vehicles 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 doors leading to:

#### LARGE KITCHEN/DINER

Fitted units with integrated electric oven, hob and extractor fan with space for undercounter appliance, fridge freezer and a dining table

#### SITTING ROOM

With open fire and patio doors out onto a patio area

#### BEDROOM 1

A good sized double bedroom with built in wardrobes

#### BEDROOM 2

A double bedroom with built in storage

#### OFFICE/STORAGE

Single aspect room lending itself well to a home office.

#### BATHROOM

Including bath with shower over, hand basin and WC

#### SEPARATE WC

Comprising hand basin and WC

### Outside

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

### EPC

The cottage has an EPC rating 'E52'.

### Services

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

Ofcom indicates there is ultrafast broadband (up to 1000Mbps) available to the property. Mobile phone signal is good. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom checker.

### Local Authority

Council Tax Band 'D' - Sedgemoor District Council

### Terms

The rent is £1225 per calendar month, payable monthly in advance, exclusive of council tax and all utilities.

A holding deposit of £280 is payable to secure the property (see further details and conditions in our fee summary) and £1410 is payable as a security deposit.

### Restrictions

Pets by application.

### Availability

The property is available now.

### 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.

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**RICS**

