



**Combe Batch Rise, Wedmore**  
**£400,000**







**Bedrooms: 3**

**Bathrooms: 2**

**Receptions: 3**

Nestled in a peaceful corner of the desirable village of Wedmore, this detached chalet-style bungalow offers a rare combination of potential, charm, and sweeping countryside views. Enjoy a home that, while in need of some modernisation, has been carefully maintained and presents a wonderful opportunity to create a truly individual property.

The bungalow is approached via a private driveway, offering ample parking and leading to a garage/workshop, perfect for hobbyists or storage. A lawned front garden frames the property.

Inside, the accommodation is thoughtfully arranged to make the most of natural light. The entrance hall welcomes you, leading to a sitting room with a gas fire and dual-aspect windows that frame the far-reaching views. The ground floor also features two bedrooms, a bathroom, and a kitchen with a practical rear lobby providing direct access to the south-facing garden.





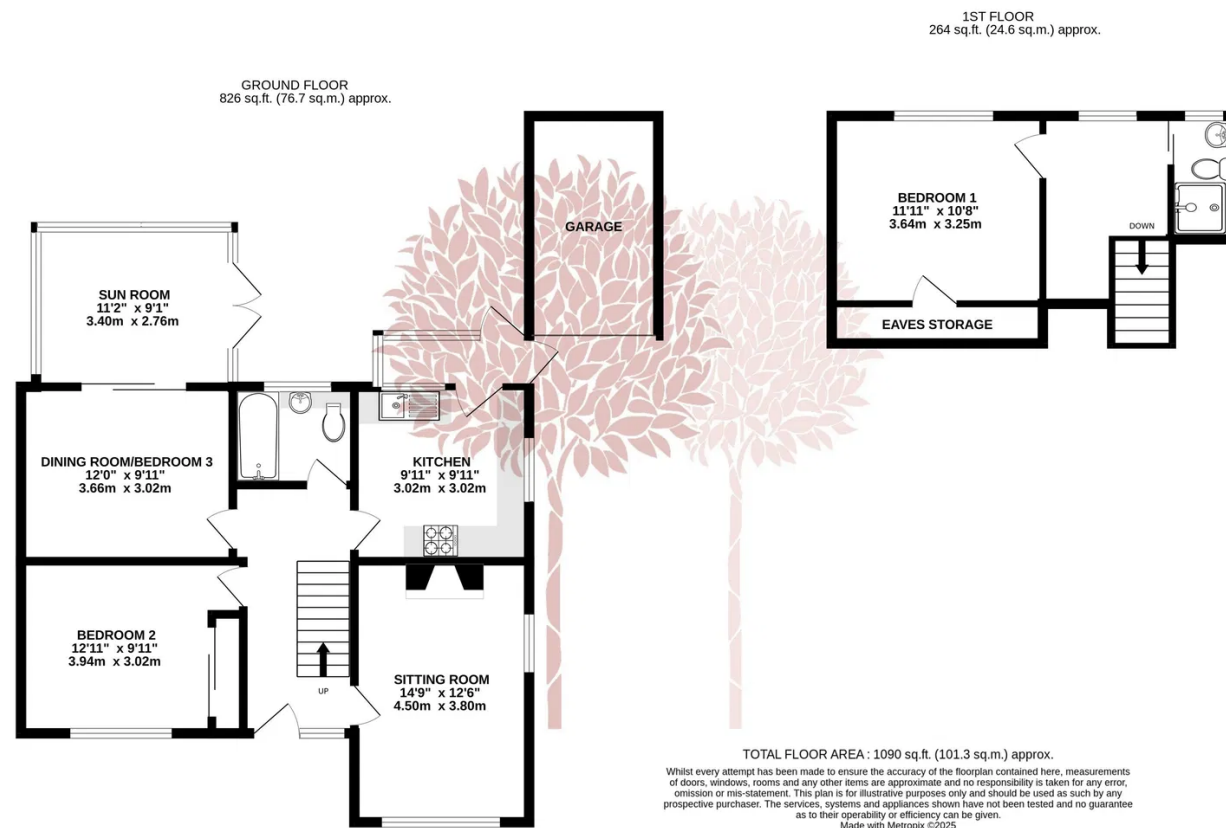
Upstairs, a first-floor landing opens to a further bedroom and shower room, with eaves storage adding valuable space. Double glazing and gas central heating ensure comfort throughout, while the south-facing rear garden is a sun-drenched haven, laid mainly to lawn with established trees and shrubs and enclosed for privacy.

Set in the heart of Wedmore, a fine Georgian village with a range of shops, schools, and recreational facilities, this property is ideal for those seeking a quiet village lifestyle while still enjoying excellent access to wider Somerset. With its idyllic location, generous garden, and charming layout, this bungalow represents a fantastic opportunity for modernisation and personalisation.

**What we love about this property...** What we love about this property is its peaceful village setting, stunning countryside views, and the sun-filled south-facing garden – all offering a perfect canvas to create your dream home.







**Situation:** The beautiful, historic village of Wedmore has a wealth of local amenities, including a village shop, post office, gift shops, clothing shops, a butcher, fish monger and renowned pubs and cafés. There is a doctor's surgery, dentist, and chemist. The village is set in a stunning rural location providing plenty of opportunities for outdoor pursuits, with Wedmore Golf Club on the outskirts of the village. There are transport links to the A38 with direct links to Bristol International Airport and the M5 junction 22. The larger centres of Bristol and Bath are about 23 and 30 miles away respectively, with the cathedral city of Wells approximately nine miles away. The property falls within the popular catchment area for Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form in Cheddar, where there is also Kings Fitness and Leisure Centre.

**Directions:** From Wedmore High Street coming from Cheddar, turn left at the end, signposted Wells, and proceed along for approximately a quarter of a mile. Take the turning left into Coombe Batch Rise and proceed along, around the left hand bend, and the property will be found on the left hand side.  
What3words: ///outsmart.fetching.huddled

**Material Information:** This property operates on gas central heating. Council Tax band: D

