



£315,000  
Offers Invited

*At a glance...*



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**holland  
& odam**

10 Combe Batch Rise  
Wedmore  
Somerset  
BS28 4DT

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

**01749 671020**

[wells@hollandandodam.co.uk](mailto:wells@hollandandodam.co.uk)



## Directions

From Wells take the B3139 road to Wedmore. Upon entering the village take the first turning right signposted Combe Batch Rise and the property can be found on the right with a for sale board displayed.

## Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold



## Location

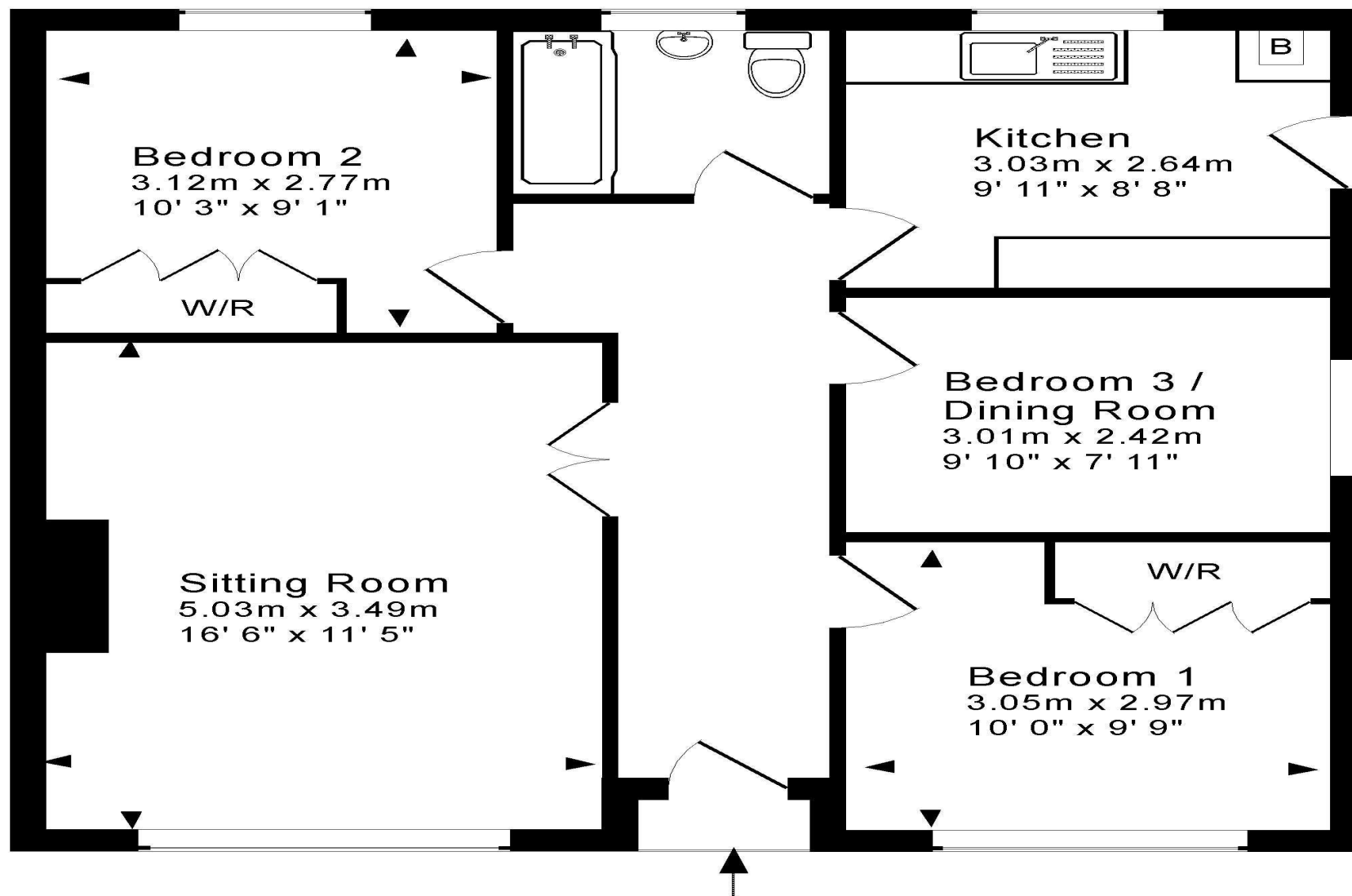
The village of Wedmore has existed for well over a thousand years and is a delightful and extremely active centre. There are historic buildings including the medieval church next to an old coaching inn, interesting and varied independent shops including essentials such as newsagent, butcher, chemist etc. together with others usually only found in larger county towns, plus pubs, restaurants and tearooms. There is a wide range of clubs and societies, cultural and sporting. Most sports activities are catered for in the area. Swimming pools at both Cheddar and Wells; Sailing and Windsurfing Clubs at Cheddar Reservoir; the Badgworth Equestrian Centre and the Wedmore 18 Hole Golf Course; In addition, there are floodlit Astro turf Tennis Courts, Indoor and Outdoor Bowling Greens, Football and Cricket pitches and a Children's Play Area.

## Insight

For sale with no onward chain and in need of updating. Lovely, quiet spot with views over the village and within an easy walk of all of Wedmore's facilities. Rented out until recently the property has been re-decorated throughout and is a blank canvas for its next owner.

- Entrance hall
- Sitting room with feature open fireplace and views over the village
- Three bedrooms (two with built-in triple wardrobes)
- Third bedroom could also be a dining room or study
- Family bathroom with electric shower over the bath
- Lawned garden to the front and rear
- Rear garden 10.9m x 10m (35' x 32') with water tap
- Long driveway of 18m (59') leading to a single garage
- Double glazing and gas fired boiler (installed in 2025)
- No onward chain complications - easy to view!





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