



£315,000
offers invited

At a glance...



3



1



1



EPC

C



COUNCIL
TAX

C

**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



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

Tenure

Freehold



Location

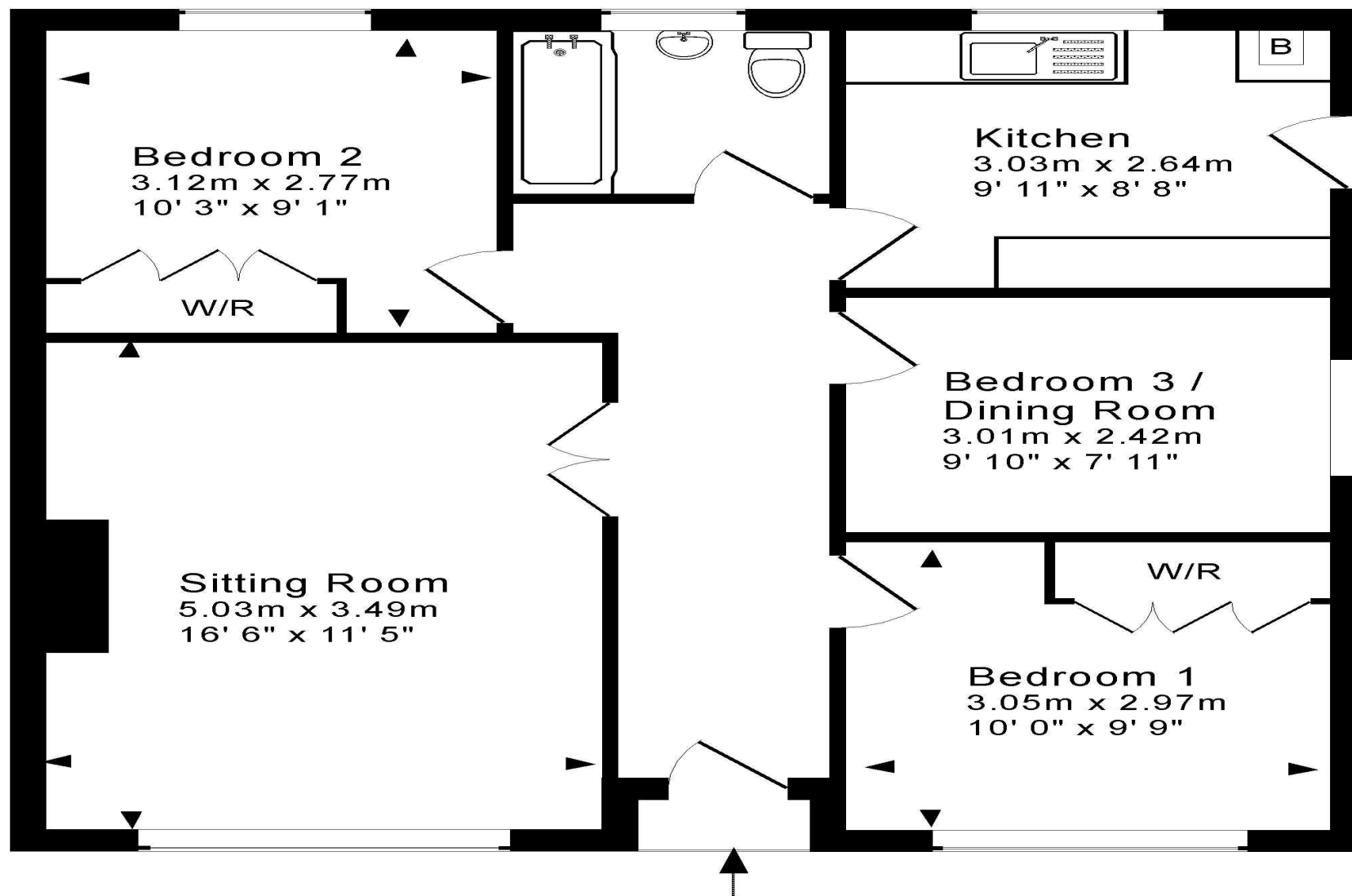
The village of Wedmore has existed for well over a thousand years and is a delightful and extremely active centre. There are historic buildings including the medieval church next to an old coaching inn, interesting and varied independent shops including essentials such as newsagent, butcher, chemist 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 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!





For indicative purposes only.
Drawing Number : 147-0874

Copyright Jemesis Ltd 2026

DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.