

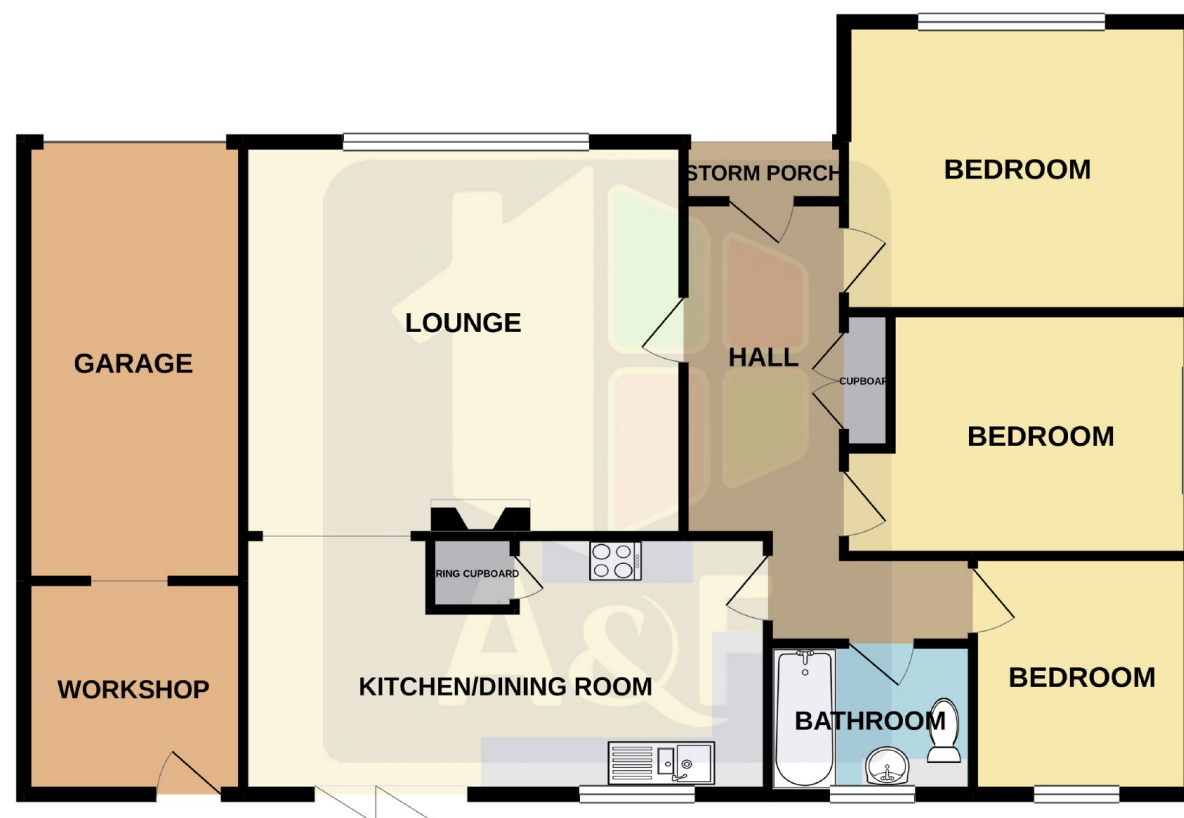


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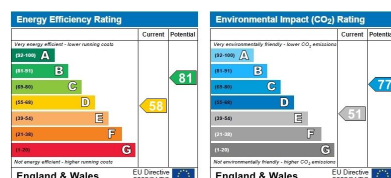
Guildhall Lane, Wedmore  
£495,000



## GROUND FLOOR



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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## A MODERN, GAS CENTRALL HEATED, DOUBLE GLAZED LINK DETACHED BUNGALOW.

- VERY WELL PRESENTED
- FRONT & REAR GARDENS
- 3 BEDROOMS
- KITCHEN-DINING ROOM
- GARAGE & HARDSTANDING
- NO ONWARD CHAIN

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# Kohinur, Guildhall Lane, Wedmore, Somerset, BS28 4AH

## TO VIEW:

PLEASE KINDLY NOTE:

All viewing appointments are limited to 2 persons from one household, with all visiting parties please wearing face masks and kindly adopting a 'no-touching' protocol inside all our vendors' properties.

Many thanks for your kind co-operation during these uncertain times.

## SITUATION:

Standing in an elevated position close to the centre of the much sought after village of Wedmore. The village offers various facilities including church, school, village stores, butchers, restaurants, public houses and sports centre. Further facilities in the town of Burnham-on-Sea and Bridgwater, together with the city of Wells. Access to the M5 at Junction 22 at Burnham-on-Sea. Mainline railway station at Bridgwater, Weston-super-Mare and Highbridge

## CONSTRUCTION:

Constructed of cavity walls with an external render having a Tyrolean finish and standing on a reconstituted stone plinth. The roof is tiled and insulated. The property benefits from gas fired central heating and double glazing.

ENTRANCE HALL, LOUNGE, KITCHEN/DINING ROOM, 3 BEDROOMS (2 DOUBLES & 1 SINGLE) AND BATHROOM. FRONT & REAR GARDENS, GAS CENTRAL HEATING & DOUBLE GLAZING, GARAGE, WORKSHOP AND VEHICULAR HARDSTANDING.

## ACCOMMODATION:

### ENTRANCE HALL:

With double glazed entrance door, built in double cupboard, radiator and access to the loft space via sliding aluminium ladder.



### LOUNGE: 5.18 X 4.65 (17'0" X 15'3")

With marble fireplace having a wooden surround and fitted real life gas fire. Two radiators, double glazed window and opening to:



### KITCHEN/DINING ROOM 6.19 X 3.03 (20'4" X 9'11")

With 1½ bowl single drainer sink unit with mixer tap, range of modern base, wall and drawer units. Fitted "Lamona" ceramic hob, overhead cooker hood, "Lamona" oven, plumbing for automatic washing machine, part tiled walls, radiator and extractor fan. "Glow Worm" gas fired boiler providing domestic hot water and central heating. Airing cupboard housing the factory lagged hot water tank fitted with an electric immersion heater. Tri-fold double glazed doors to the Rear Garden.



### BEDROOM: 4.18 X 3.42 (13'9" X 11'3")

With double glazed window and two radiators.



### BEDROOM: 3.71 X 2.88 (12'2" X 9'5")

With double glazed window and radiator.



### BEDROOM: 2.79 X 2.41 (9'2" X 7'11")

With double glazed window and radiator.



## BATHROOM:

With white suite comprising panelled bath with fitted shower and shower screen, integrated hand wash basin and low level W.C., double glazed window, heated towel rail, part tiled walls and tiled floor.



## OUTSIDE:

Tarmacadam driveway providing parking space and leading to GARAGE 5.18 X 2.58 with up and over door, fluorescent strip light, power and concrete base. WORKSHOP 2.68 X 2.58 with door to the Rear Garden. The Front Garden is laid to lawn with flower beds and borders, together with a selection of fruit trees. Side pedestrian access to the Rear Garden which has an area of decking, adjoining lawn, greenhouse and outside water tap.



## SERVICES:

Mains Water, Gas, Electricity and Drainage are connected.

## TENURE:

FREEHOLD

Full vacant possession upon completion

## OUTGOINGS:

Sedgemoor District Council Tax Band E

£2,303.17 for 2020/21

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