



Sunnyside, Blakeway, Wedmore, BS28 4UE

£399,950 Freehold

COOPER  
AND  
TANNER



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# Sunnyside, Blakeway, Wedmore, BS28 4UE

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 3  1  1  1.5 Acres (approx.) EPC F

£399,950 Freehold

## Description

Presenting an opportunity for renovation, Sunnyside is a detached bungalow, well located with easy access to Wedmore, Glastonbury and Street, occupying a generous plot with ample parking and gardens. In addition, there is a large outbuilding and a paddock measuring approximately 1.5 acres.

The accommodation comprises a good-sized kitchen/breakfast room fitted with a range of wall and base cabinets with the added benefit of a pantry. From the kitchen a door leads through to the sitting room or dining room. The inner hallway leads to three double bedrooms all served by the family shower room and a separate W C.

Internally the property offers scope for improvement throughout with ample space to extend subject to the relevant consent.

## Outside

The gated driveway leads to an ample parking area. The garden surrounds the property and is planted with a range of plants, trees and shrubs.

Just past the house the driveway leads to a substantial outbuilding that could be utilised for a range of uses and further onto the paddock measuring approximately 1.5 acres.

Viewing is highly recommended to appreciate the plots size this property has to offer. Offered for sale with no onward chain.

## Agents note

The Promap is for illustrative purposes and is not a land-registry compliant plan.









## Situation

The hamlet of Blakeway is within proximity to the village of Wedmore offering a good selection of shops including a chemist and a newsagent. The village has three public houses and several clubs including Wedmore Golf Club, Wedmore Opera, a thriving W.I., football, tennis, bowls, and cricket clubs. There is a doctor's surgery and a dental surgery in the village and there are also active children's groups such as Scouts, Cubs, Brownies and Guides.

Local state schooling includes Wedmore First School, Hugh Sexey's Middle School (Blackford 1 mile) and Kings of Wessex Academy (Cheddar 5 miles) providing comprehensive education and a sports centre (including swimming pool and fitness gym). Private education is also available at Millfield School, Street (8 miles), and at the Cathedral School at Wells (8 miles).

## Directions

From the Wedmore office, take the B3151 towards Glastonbury. Continue through to Mudgley and down the hill, along the straight onto Blakeway and Sunnyside can be found on the left-hand side as marked by our 'For Sale' board.



### Local Information Wedmore

**Local Council:** Sedgemoor District Council

**Council Tax Band:**

**Heating:** Electric storage heating

**Services:** Mains electric, private drainage

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

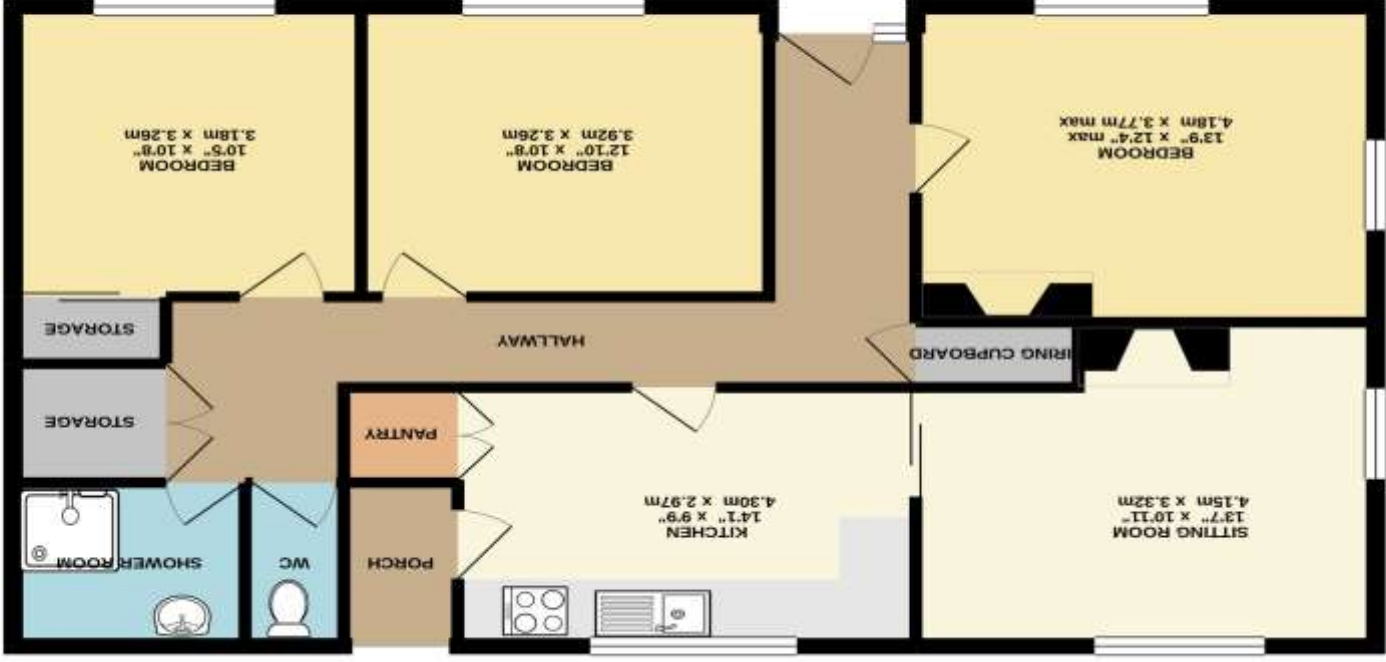
- Highbridge and Burnham Station



### Nearest Schools

- Wedmore First School
- Hugh Sexey's Middle School
- Kings of Wessex Academy

**GROUND FLOOR**  
923 sq.ft. (85.7 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or loss of accuracy. This plan is for descriptive purposes only and should be used as a guide only. It is not intended to be used for any other purpose. The architect, engineer and architect do not warrant and no guarantee is given. Plans will be supplied on request.

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