

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



FLAT 7, ELMSETT HALL, WEDMORE, SOMERSET, BS28 4AD



**7 ELMSETT HALL
WEDMORE, BS28 4AD**

A charming and well appointed three bedroom ground floor apartment forming part of this beautiful Grade II listed historic building that has been restored to offer good sized accommodation with a wealth of character features throughout.

Outside there is an enclosed courtyard garden area and allocated parking. The property benefits from being within close level walking distance to the heart of the village and all of the amenities that it has to offer.

Offers in the region of £345,000

About the area

Wedmore has been an important village since Saxon times. This can be seen in the attractive architecture, which combines cottages and grand houses from the Georgian and Victorian periods, with a number of fine historic buildings such as the medieval church and 16th century coaching inn. It is also reflected in an extensive range of clothing, food and other interesting shops including a delicatessen, fishmongers and organic butchers, as well as a chemist, post office and general store, plus pubs, restaurants and tearooms.

There is a wide range of cultural and sporting clubs and societies, e.g. swimming pools at both Cheddar and Wells, sailing and windsurfing clubs at Cheddar Reservoir, the Badgworth Equestrian Centre, Wedmores 18 hole golf course, floodlit AstroTurf tennis courts, indoor and outdoor bowling greens, football and cricket grounds, plus a theatre club and the well-regarded Wedmore Opera.

The Cathedral City of Wells is approximately 8 miles away and also provides a good range of business, recreational and shopping facilities. City shopping centres are available at Taunton, Bath and Bristol (each approximately 25 miles away). Communications in the area are good with access to the M5 (J22 - 10 minutes) connecting to the M4 (J16). A local train service from Highbridge (9 miles) links with the intercity train services at Taunton and Bristol Temple Meads to London Paddington, taking approximately 1.30 hours. Bristol International Airport is 16 miles away. There are excellent state schools in the area including Wedmore First School, Hugh Sexey's Middle School and the high performing Kings of Wessex Academy. Independent schools include Wells Cathedral School, Sidcot, Millfield and Taunton School.





The property is entered via a large Georgian front door into a communal hallway with stairs leading to the apartments. Number 7 can be found by going through an internal door ahead of you and the apartment can be found on your right hand side.

A private entrance door gives access into the apartment opening in to a long L shaped inner hall which leads on the right to the kitchen/dining room and sitting room, and on the left to the family bathroom and bedrooms. Each room benefits from high ceilings, stunning ornate cornice and deep skirtings.

The kitchen is fully fitted with a range of wall and floor units with roll top work surfaces, tiled splashbacks and a tiled floor. Inset is a one and a half sink and a gas hob. Integrated appliances include a double Bosch oven with extractor hood above, dishwasher, fridge/freezer, Bosch washing machine and Bosch dishwasher. There is plenty of space for a table and chairs. A door leading from the kitchen allows access out to the courtyard garden area.

The large sitting room has a lovely bay window seat with double glazed sash windows providing far reaching views to the church tower, over the village and across to the rolling Mendip Hills beyond. It features an open fireplace with gas inset flame and a granite hearth with wooden surround, wonderful high ceilings and beautiful ornate cornice.





The master bedroom is of good proportions with high ceilings, built in double wardrobes, double glazed sash windows overlooking the communal gardens to the side of the property and an en-suite bathroom with a pebble effect tiled floor, bath with shower over, WC, hand basin and a heated towel rail.

On leaving the master bedroom, a door to the left leads in to the family shower room with an enclosed shower cubicle with mixer shower over, WC, hand basin, pebble effect tiled floor and a heated towel rail.

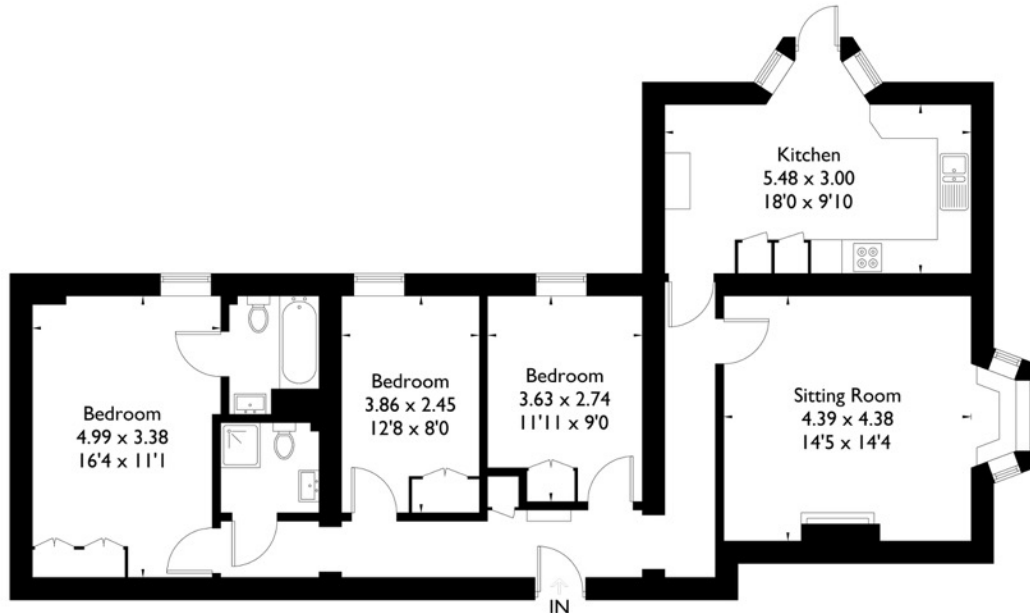
The second and third bedrooms are both spacious rooms with built in wardrobes and double glazed sash windows also overlooking the communal gardens to the side of the property.

Outside is an enclosed courtyard patio area with ample space for a garden table and chairs. There are beautifully maintained communal gardens with lawned areas and planted borders. A large forecourt to the front of the property provides residents parking. Service charges are applicable.



Flat 7, Elmsett Hall, Glanville Road, Wedmore, BS28 4AD

Approximate Gross Internal Area = 101.7 sq m / 1095 sq ft



First Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 211943

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Performance Certificate

Flat 7 Elmsett Hall, Glanville Road, WEDMORE, BS28 4AD

Dwelling type: Mid-floor flat **Reference number:** 8978-7426-5330-4884-5902
Date of assessment: 04 June 2018 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 06 June 2018 **Total floor area:** 100 m²

Use this document to:

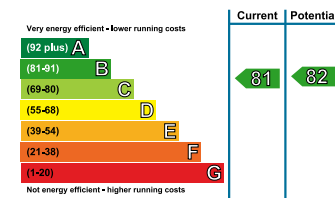
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 1,395 |
| Over 3 years you could save | £ 105 |

| Estimated energy costs of this home | | | |
|-------------------------------------|--------------------|--------------------|--------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 267 over 3 years | £ 267 over 3 years | |
| Heating | £ 732 over 3 years | £ 699 over 3 years | |
| Hot Water | £ 396 over 3 years | £ 324 over 3 years | |
| Totals | £ 1,395 | £ 1,290 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years |
|---|-----------------|------------------------------|
| 1 Replace boiler with new condensing boiler | £2,200 - £3,000 | £ 105 |

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

IMPORTANT NOTICE - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

