



Lynwood, Lascot Hill, WEDMORE, BS28 4AE

welcome to

Lynwood, Lascot Hill, WEDMORE

A light-filled, beautifully updated home tucked away on a private road in the heart of the village of Wedmore. With generous & stylish interiors, a fantastic south-facing garden, and the option for single-level living with ample parking, and an integral garage. This is one not to be missed!





Ground Floor



First Floor

Entrance Hall

Irregular Shaped Room x (x)

Lounge Dining Room

19' 3" max x 22' 3" mx (5.87m max x 6.78m mx)

Conservatory

9' 7" x 16' 8" (2.92m x 5.08m)

Kitchen

8' max x 13' max (2.44m max x 3.96m max)

Utility Room

7' 1" x 17' (2.16m x 5.18m)

Study / Bedroom Three

11' 4" x 13' 5" (3.45m x 4.09m)

Cloakroom

Shower Room

First Floor Landing

Main Bedroom

9' 4" max x 20' 7" max (2.84m max x 6.27m max)

Bedroom Two

11' 4" x 16' 4" (3.45m x 4.98m)

Bedroom Four

8' 2" x 9' 9" (2.49m x 2.97m)

Family Shower Room

Outside

Front Garden & Driveway

Integral Garage

9' max x 16' 9" max (2.74m max x 5.11m max)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Lynwood, Lascot Hill, WEDMORE

- Attractive Detached Individual House ** Tucked Via Private Road **
Walking Distance of Wedmore Village Centre
- Generous & Flexible Accommodation over Two Floors ** Option for single-level Living if Required
- Light Open-Plan Living Accommodation Living Dining Room with Woodburning Stove & Bi-Folding Doors to Garden ** Generous Conservatory with Garden Views
- Integral Kitchen ** Separate Utility Room
- Separate Reception / Home Office / Ground Floor Bedroom ** Ground Floor Shower Room & Cloakroom
- Three First-Floor Bedrooms with Built-In Storage ** Stylish Newly Fitted Family Shower Room
- Level, South-Facing Rear Garden ** Driveway Parking & Integral Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: F guide price

£725,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL106192



Property Ref:
WEL106192 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01749 676067



Wells@allenandharris.co.uk



15 Sadler Street, WELLS, Somerset, BA5 2RR



allenandharris.co.uk