



 3  1  2 EPC B

£330,000 Freehold

7 Sheppey Way
Haybridge,
Nr Wells, BA5 1GS

**COOPER
AND
TANNER**



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DESCRIPTION

An exceptional three bedroom semi-detached home set on the desirable Foxglove Heights development on the outskirts of Wells with views of the Mendip Hills. Built by Persimmon Homes, the property is just over two years old and has been further enhanced by the current owners, with planting and decoration, and would make a wonderful family home. The property benefits from a private West facing rear garden, off road parking and a large integral single garage.

Upon entering the house is a useful entrance porch with space for everyday shoes and coats. The sitting room is situated at the front of the property and benefits from an abundance of sunshine in the morning whilst also having views over the front garden. Running the full width of the house is the kitchen/dining room, a marvellous space for socialising and entertaining with ample space for a table to seat four to six people along with French doors opening to the patio and gardens beyond. The kitchen comprises a range of fitted units, an integrated gas hob and electric oven along with space and plumbing for a dishwasher, washing machine and a fridge freezer. Between the kitchen and sitting room is the downstairs w/c with wash hand basin.

Stairs lead to the first floor with three bedrooms, family bathroom and airing cupboard. The principal bedroom is a generous size with two windows to the front and an ensuite shower room comprising; large walk-in shower, WC and wash basin. Two further bedrooms look out over the enclosed gardens, one of which being a comfortable double and the other being a small double or generous single. The bathroom comprises a bath, toilet, wash hand basin and radiator.

OUTSIDE

Approaching the property is a low maintenance front garden and pathway leading to the front door. The driveway to the front can comfortably accommodate two cars and leads to the large single garage. The enclosed West facing rear garden is mainly laid to

lawn with a shed to the bottom, along with an area of decking and patio, enclosed with wooden fencing with a gate to the side of ease of access. French doors from the kitchen open onto the patio, perfect for outside furniture and entertaining.

LOCATION

Haybridge is a small hamlet on the western fringes of Wells. The picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

ESTATE SERVICE CHARGE

Estate service charge estimated to be £209.00 per annum. This includes maintenance of all communal areas and landscaping throughout the development.

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From central Wells take the A371 towards Cheddar. Leaving Wells, follow the road round to the right and start to go down the hill towards Haybridge. Take the first turning on the right onto Ebbor Gorge Road and then first right into Sheppey Way.

REF:WELJAT16012024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

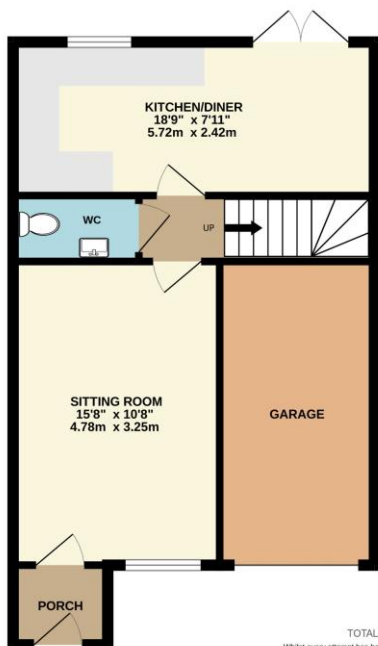
- Castle Cary
- Bath Spa
- Bristol Temple Meads



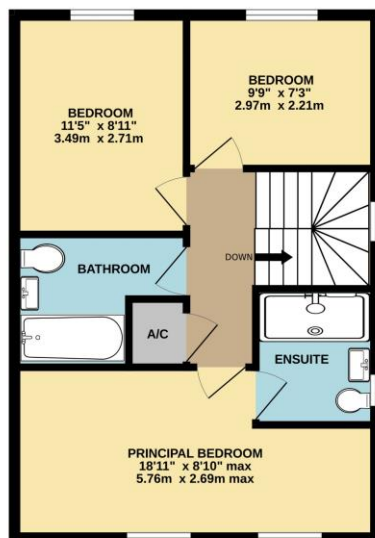
Nearest Schools

- Wells

GROUND FLOOR
527 sq.ft. (48.9 sq.m.) approx.

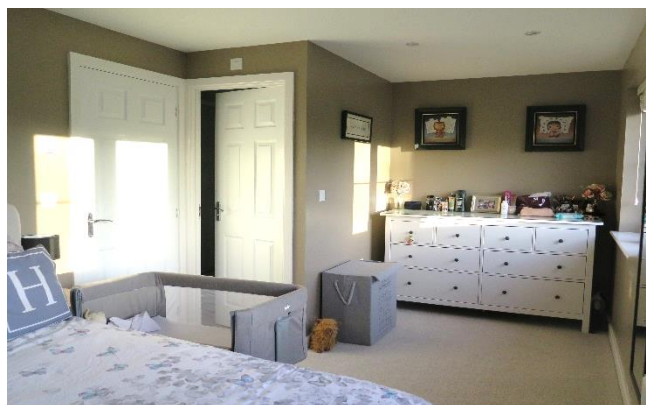


1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 1033 sq.ft. (96.0 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 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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