



 3  1  1 EPC B

£345,000 Freehold

42 Ebbor Gorge Road
Wells
BA5 1GQ

**COOPER
AND
TANNER**



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DESCRIPTION

A delightful three bedroom semi-detached home set on a popular new development on the western outskirts of Wells. The property benefits from nearby countryside, along with a south facing rear garden, driveway parking for two cars and having just under 8 years remaining on the NHBC guarantee.

Steps lead up to the front door, opening to an entrance porch with ample space for shoes and coats. The sitting room is a well-proportioned room with a view to the front and plenty of space for both comfortable seating and dining. The kitchen/dining room runs the width of the house with French doors opening out to the patio and South facing gardens beyond. The kitchen comprises a range of light grey fitted units topped with wood effect work surfaces, an integral electric oven and gas hob, along with space for a fridge freezer and space and plumbing for a washing machine. The room provides ample space for a dining table to seat four people. However, the current owners have free standing units to provide extra storage. An inner hallway, between the kitchen and sitting room, gives access to the staircase and a cloakroom with WC and wash basin.

To the first floor are two bedrooms and the family bathroom. Both bedrooms are good sized doubles, with one situated to the front of the property and one having a south facing aspect to the rear. The family bathroom comprises a WC, bath with shower above and wash basin.

Stairs lead to the top floor where the principal bedroom can be found, a beautiful dual aspect room with roof windows and ample space for wardrobes.

OUTSIDE

The rear garden, directly south facing benefits from sun throughout the day, and is mainly laid to lawn offering a blank canvas to add your own style. A pathway leads from the French doors, to a patio

area, giving a perfect space for entertaining. The path leads to a rear gate which opens to the parking area - offering off road parking for two cars.

LOCATION

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

Currently £211.27 per annum. For maintenance of communal areas, landscaping and lighting.

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 (Taylor Wimpey - Rosebank development) and follow the road round to the right and then left. The property can be found a little further along on the right hand side.

REF:WELJAT12062024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

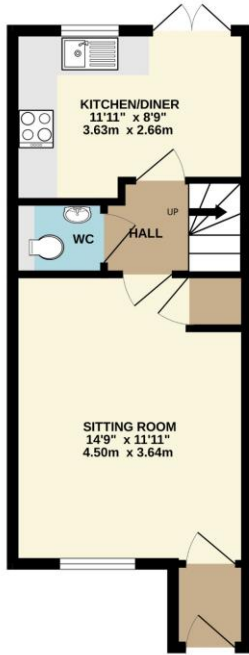
- Castle Cary
- Bath Spa
- Bristol Temple Meads



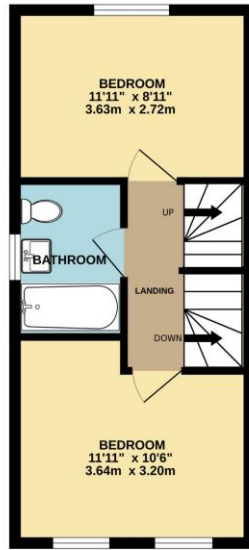
Nearest Schools

- Wells

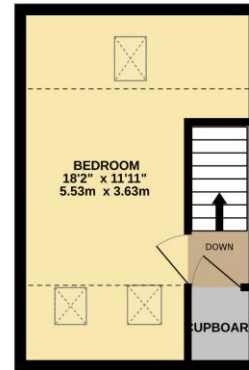
GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.

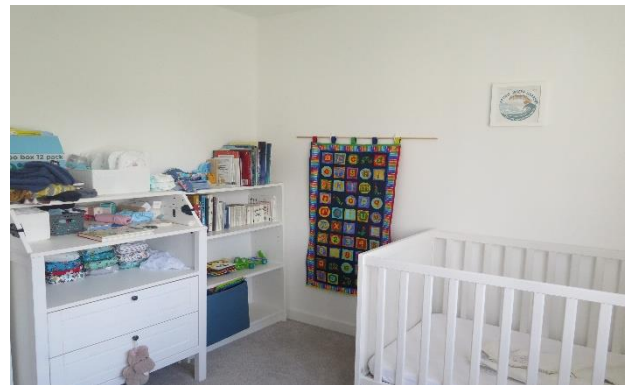
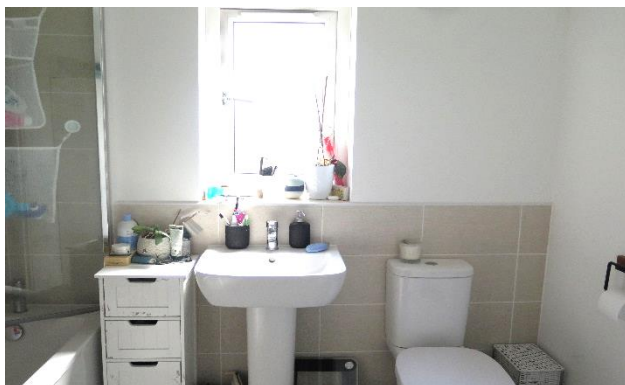


2ND FLOOR
217 sq.ft. (20.2 sq.m.) approx.

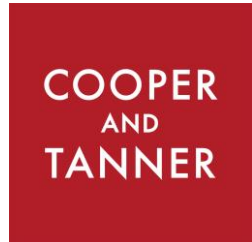


TOTAL FLOOR AREA: 883 sq.ft. (82.1 sq.m.) approx.

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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