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£375,000 Freehold

88 Ebbor Gorge Road
Haybridge, Nr. Wells
BA5 1GQ

COOPER
AND
TANNER



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DESCRIPTION

A deceptively spacious three bedroom house finished to an exemplary standard, after being enhanced by the current owner, with 8 1/2 years of new build NHBC guarantee remaining. The property has been updated both internally and externally to create a beautiful turnkey home on the outskirts of Wells close to beautiful countryside walks and away from busy main roads. The property is at the front of the development overlooking a protected green space. All the furniture and newly fitted plantation style shutters can be included in the sale at no extra cost.

Upon entering the house is a spacious entrance hall with ample space for shoes and coats. The sitting room is a well-proportioned room with a view to the front garden. The kitchen/dining room runs the width of the house with a lovely view and French doors opening out to the patio and gardens beyond. The kitchen comprises a range of fitted units, an electric oven, gas hob, ample space for a dining table and a convenient under stairs storage cupboard. A larger than average utility room provides additional storage, plumbing for white goods, a basin and w/c.

To the first floor are two bedrooms and the main bathroom. One of the bedrooms is a good sized single/guest double whilst the other runs the width of the house and has views towards the Mendip Hills, this could be used as an additional reception room if desired.

The entire top floor is the principal suite, a beautiful dual aspect room with views, bespoke hand-crafted wardrobes, vaulted ceiling and ensuite shower room.

OUTSIDE

The gardens have been landscape designed with several seating areas, to make the most of the sun throughout the day, artificial lawn and wooden sleepers used to create raised beds with a variety of shrubs and bushes. The garden is completely enclosed with wooden fencing with a paved pathway leading directly to the

garage which features light and power so could be used as a workshop or potting shed if required. The garage also has an 'up and over' door for access at the front, an electric point to allow car charging along with space to park two cars in front.

LOCATION

The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself 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 currently £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 (Taylor Wimpey - Rosebank development).

REF:WELJAT07062024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

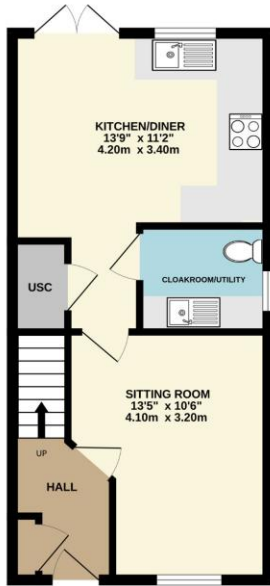
- Castle Cary
- Bath Spa
- Bristol Temple Meads



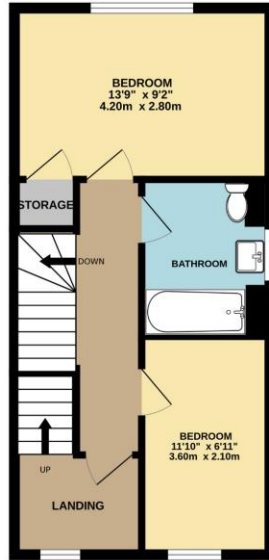
Nearest Schools

- Wells

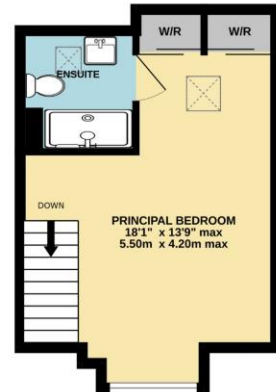
GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.

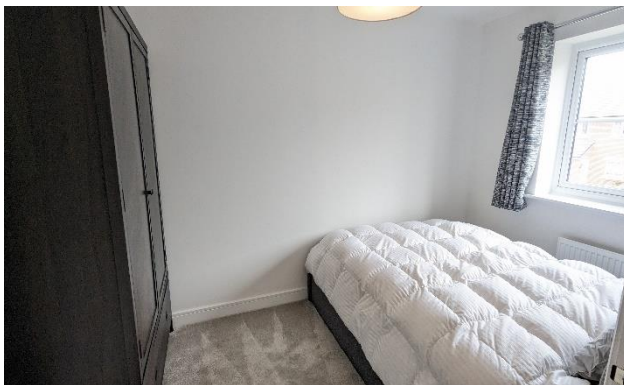


2ND FLOOR
255 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA: 1060 sq.ft. (98.5 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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