



 3  2  1 EPC C

£410,000 Freehold

2 Derricks Close  
Dinder  
Nr Wells, BA5 3PD

**COOPER  
AND  
TANNER**



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## DESCRIPTION

An extended three double bedroom terrace house set within the heart of the picturesque village of Dinder with beautiful gardens. The property has been enhanced by the current owners who have created a wonderful family home set in a peaceful location and within easy reach of stunning countryside walks. Offered with No Onward Chain.

Upon entering the house is a porch and entrance hall in the centre of the house. The kitchen/breakfast room has an abundance of natural light benefitting from a dual aspect view over the gardens. It comprises a range of fitted units, space for range cooker and dishwasher along with an area for a table for four people. A large cupboard beneath the stairs is used as a utility cupboard with further storage and plumbing for both a washing machine and tumble dryer. From the kitchen is the side hall with ample storage for shoes and coats, an area used as a home office, separate w/c with basin and doors opening out to the front and back gardens. The sitting room has a view over the front garden and a wood burner with a stone surround and wooden mantle as the focal point. A further reception room could be used for a variety of purposes such as a playroom, formal dining room or downstairs bedroom, if desired, with the benefit of French doors opening out to the enclosed rear gardens.

To the first floor are three spacious double bedrooms. The principal bedroom benefits from a window overlooking the rear gardens with woodland views in the distance. Two further double bedrooms look out over the front gardens, one of which has a built-in wardrobe. The bathroom has been upgraded and features a bath with shower above, toilet, wash hand basin, storage, heated towel rail and illuminated mirror.

## OUTSIDE

A wrought iron gate opens to a pathway leading to the front and side door of the house. The front garden is mainly laid to lawn with a variety of shrubs, bushes and flowers. The gardens to the rear

are also mainly laid to lawn with trees, bushes and a hard standing area, perfect for outdoor seating and entertaining.

## LOCATION

Dinder is a small village two miles east of Wells, totally away from main roads and is a 'no through' village. It has a Grade II\* listed church of Norman origins, a very active and friendly community with several societies and a cricket club. One of the big advantages of Dinder is the excellent access to walks through the beautiful surrounding countryside and woodland.

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.

## VIEWING

Viewing is strictly by appointment with Cooper and Tanner. Tel: 01749 676524

## DIRECTIONS

From Wells take the A371 towards Shepton Mallet. After approx. 2 miles take the left hand turning into the village of Dinder. Follow The Rookery along a short way, at the junction bear left (still The Rookery) and take the first left hand turning onto Church Street. Derricks Close is a terrace of four properties and can be found on the right.

REF:WELJAT06082025

### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** B

**Heating:** Gas central heating

**Services:** Private drainage (via shared septic tank)  
mains water, gas & electricity

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



### Nearest Schools

- Wells (Primary and Secondary)
- Croscombe (primary)

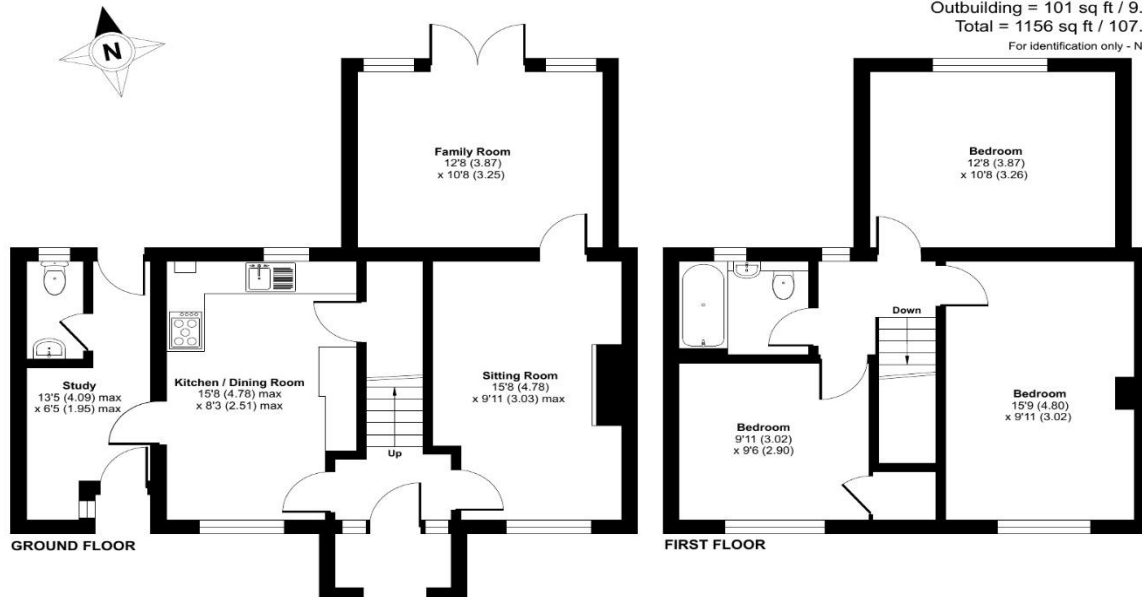
## Derricks Close, Dinder, Wells, BA5

Approximate Area = 1055 sq ft / 98 sq

Outbuilding = 101 sq ft / 9.3 sq m

Total = 1156 sq ft / 107.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Cooper and Tanner. REF: 1334652



### WELLS OFFICE

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