



 3  1  1 EPC C

£285,000 Freehold

4 Bennetts Close  
Croscombe  
Nr Wells, BA5 3RH

COOPER  
AND  
TANNER



# 4 Bennetts Close Croscombe Nr Wells, BA5 3RH

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### DESCRIPTION

Set in a quiet cul-de sac is this spacious three bedroom detached bungalow with countryside views and being offered with no onward chain. The property has been within the same ownership since it was built 57 years ago and would now benefit from updating throughout.

Upon entering the property is a spacious entrance hall with storage cupboard for shoes and coats. The kitchen features a range of fitted units, larder, breakfast bar for two, serving hatch, space for a freestanding cooker and a lovely aspect looking over the gardens. Adjoining the kitchen is a single skin built dining room which has doors opening out to the garden, plumbing for white goods and also connects the bungalow to the rear of the garage without the need to go outside. The sitting room is a sunny well-proportioned room with a feature fireplace as the focal point, garden views and access to the conservatory which has a triple aspect and doors out to the garden. Accessed from the central hall are the three bedrooms, the principal double bedroom having views over the front gardens and further double and good sized single having views of the countryside in the distance. The shower room has been transformed into a practical wet room with a walk-in shower, toilet and wash hand basin.

### OUTSIDE

Gardens surround the bungalow with lawns and a variety of shrubs, bushes and trees with a pathway meandering to the front door. To the side of the property is a driveway for one car leading to a single garage with 'up and over door', light and power and a rear door that opens into the dining room.

### LOCATION

Croscombe is a well-served village with an excellent public house (also selling basic provisions), village hall, church and

a primary school. The village is approximately 3 miles from Wells and 2 miles from Shepton Mallet.

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.

### VIEWING

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

### DIRECTIONS

From Wells take the A371 signposted to Shepton Mallet. Continue to the village of Croscombe and take the first turning on the left into Fayreway. Continue along Fayreway for approx. 200 m passing the village hall on your left. Take the next turning on the right into Bennetts Close.

### AGENTS NOTE:

Please note that the property is of steel frame construction.

REF:WELJAT28022023

#### Local Information Wells

**Local Council:** Mendip District Council

**Council Tax Band:** D

**Heating:** Gas central heating

**Services:** Mains drainage, water and electricity

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



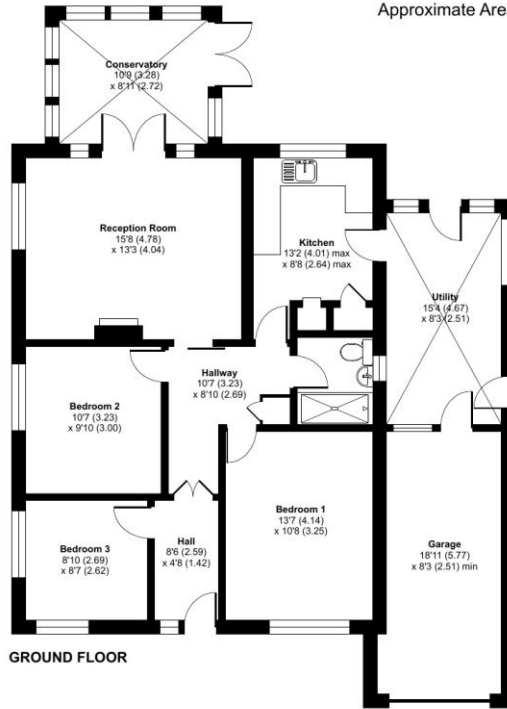
#### Nearest Schools

- Croscombe - primary
- Wells – primary & secondary

# Bennetts Close, Croscombe, Wells, BA5

Approximate Area = 1275 sq ft / 118.4 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Cooper and Tanner. REF: 936797



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