

7 Top Wood

Holcombe, BA3 5EZ

COOPER
AND
TANNER



It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:



£565,000 Freehold

A WELL-PRESENTED DETACHED FAMILY HOME WITH ANNEX POTENTIAL! This truly impressive detached family home is situated in the highly regarded village of Holcombe, approximately fifteen miles from Bath and within commuting distance of both Bristol and Wells. This home offers flexible accommodation for either a large family or possibly those with dependent relatives. An internal viewing is highly recommended in order to appreciate the accommodation on offer.

7 Top Wood Holcombe BA3 5EZ

 5  2  2 EPC D

£565,000 Freehold

ACCOMMODATION

The tastefully presented accommodation is arranged over two floors and comprises on the ground floor a large entrance hall, large sitting room with three aspects, a separate dining room, a modern kitchen/breakfast room with a host of integrated appliances, a separate utility room, cloakroom/WC, and a ground floor double bedroom with an en-suite shower room. On the first floor there are four further bedrooms, two with fitted wardrobes, and a good size family bathroom with a separate shower cubicle.

The property is serviced with high-speed fibre optic internet. Other features include a gas central heating system (new boiler in 2021), and PVCu double glazing throughout.

OUTSIDE

There are gardens to the rear and side enclosed by feather-board fencing, and mainly laid to lawn on three tiers, and benefiting from a large patio area. Two pedestrian gates to either side of the property lead to the front. The front garden is level and mainly laid to lawn with a further patio area. In addition there is also a driveway providing off road parking for at least four cars and leading to a larger than average single garage with boarded roof storage space.

Council Tax Band 'E' - Mendip District Council

LOCATION

Holcombe is a popular Somerset village being within commuting distance of both Bath and Bristol, and the nearby towns of Frome and Midsomer Norton provide excellent facilities. The property is a short walk from open countryside. The Country House Hotel of Babington House is within a short distance and there are private schools at nearby Stratton on the Fosse and Wells.



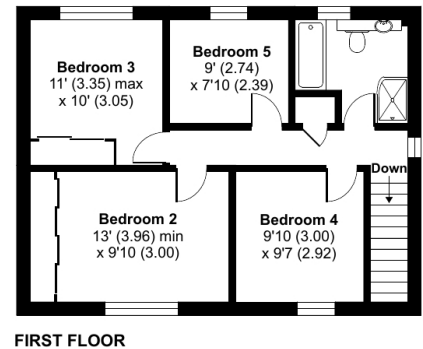
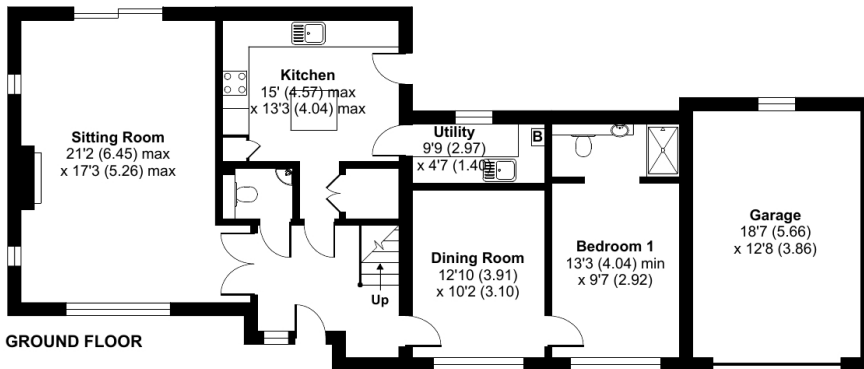




Top Wood, Holcombe, Radstock, BA3

Approximate Area = 1875 sq ft / 174.1 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). © nitchecom 2022. Produced for Cooper and Tanner. REF: 894075

MIDSOMER NORTON OFFICE

Telephone 01761 411010

14, High Street, Midsomer Norton, Somerset BA3 2HP

midsomernorton@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

