



 3-4  1  2 EPC B

£375,000 Freehold

17 Ebbor Gorge Road
Haybridge, Nr. Wells
BA5 1GP

**COOPER
AND
TANNER**



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DESCRIPTION

A spacious three/four bedroom detached house presented in good condition throughout with just over 6 years remaining on the NHBC new build guarantee, a generous sized garden, garage and driveway parking. Built by Taylor Wimpey, the property is three years old and has been further enhanced by the current owner, with landscaping of the garden, and would make a wonderful home for upsizers or downsizers alike.

Upon entering the house is an entrance hall with space for shoes and coats along with a small meter cupboard offering additional storage. The sitting room is situated at the front of the house and benefits from an abundance of sunshine throughout the day, whilst also having views over the front garden. Running the full width of the house, is the kitchen/dining room, a marvellous space for socialising and entertaining with ample space for a table to seat four to six people along with French doors opening into a 'lean to' style conservatory/greenhouse and to the garden beyond. The kitchen comprises a range of fitted units, breakfast bar, integrated appliances including double electric eye level oven, electric hob, and fridge freezer whilst also having space and plumbing for a washing machine. Between the kitchen and sitting room is the downstairs w/c with wash hand basin. Opposite is a substantial storage cupboard running beneath the stairs.

To the first floor are three double bedrooms and a study which could be used as a single bedroom/nursery, if desired. The principal bedroom is a generous size and has the benefit of an ensuite shower room. From the landing are two additional double bedrooms, one looking to the front of the property and the other having a wonderful view overlooking the gardens to the rear. The study also has garden views and make a perfect area for working from home. The main bathroom comprises a bath with shower above, toilet and wash basin.

OUTSIDE

Approaching the property is a driveway providing space to park one vehicle along with access to the large single garage and a pathway leading to the front door. The rear garden has been thoughtfully landscaped with raised timber beds, gravel pathways, and offers excellent potential for planting flowers or growing your own produce. A greenhouse/conservatory attached to the rear of the property

provides a versatile space, ideal to use as a potting shed or an all-weather gardening workspace. A door from the rear of the property provides access to the garage which has space for a car and storage, if desired. A gate to the side of the house also allows access directly to the garden without having to go through the house.

Please note: The garden is currently enclosed with metal mesh fencing, used to contain pets. This will be removed prior to completion unless otherwise agreed. The same applies to the hot tub.

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

Estate service charge currently £209.00per 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) and follow the road road to the left where the property can be found on the left hand side.

REF:WELJAT26082025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

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



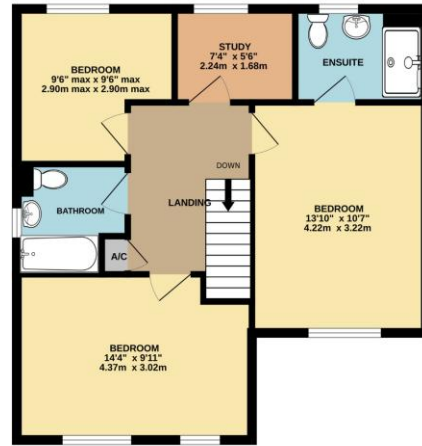
Nearest Schools

- Wells

GROUND FLOOR
582 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA: 1160 sq.ft. (107.7 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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