



11 Ebbor Gorge Road, Haybridge, Nr Wells, BA5 1GP

Guide Price £520,000 Freehold

COOPER
AND
TANNER



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 4  2  2 EPC B

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DESCRIPTION

A pristine four bedroom detached home, set on the desirable Taylor Wimpey development on the outskirts of Wells, with far reaching views of the Mendip Hills. The property is immaculately presented throughout and benefits from upgraded flooring and one of the largest plots on the development. Built approximately 3 years ago, the property has approx. 7 years remaining on the NHBC new build guarantee.

Upon entering the house is a spacious entrance hall laid with engineered wood flooring and opening into the light and airy sitting room. The sitting room is a bright and spacious with a feature bay window to the front, looking over the front garden, and ample space for comfortable seating and furniture. From the hallway, also situated to the front of the property, is the study - an ideal space to work from home or to have as a playroom or nursery. Adjacent to the study, is the utility room with fitted units, perfect for extra storage, and an integral washing machine along with a w/c and wash hand basin. To the rear of the property is the large kitchen/dining room which runs the width of the property and has upgraded tiled flooring and an array of Shaker style fitted units

with soft close doors and drawers. The kitchen also benefits from integrated appliances including an eye level electric oven, gas hob, dishwasher and fridge/ freezer. The dining area offers plenty of space to accommodate a large dining table to seat eight to ten people and has French doors opening out to the patio and gardens beyond.

To the first floor are four double bedrooms, two with glorious views towards the Mendip Hills and two with a front aspect. The principal bedroom, with front aspect, is a generous size and features an ensuite shower room along with ample space for wardrobes. The bathroom comprises; a bath with shower above, toilet and wash hand basin.

OUTSIDE

The garden to the rear is mainly laid to lawn, enclosed with wooden fencing and offers a blank canvas to design a garden to suit your needs. From the kitchen are French doors which open out to the patio, perfect for outside furniture and entertaining. A gated pedestrian path, to the side of the house, provides access into the garden without having to go through the house.









OUTSIDE (continued)

To the front of the property is a driveway leading to the garage which can accommodate parking for two cars. The front garden is mainly laid to lawn with mature shrubs and a path leading to the front door. The detached single garage, with 'up and over' door benefits from with both light and power.

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 estimated to be £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:WELJAT10052024



Local Information Wells

Local Council: Mendip District Council

Council Tax Band: F

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

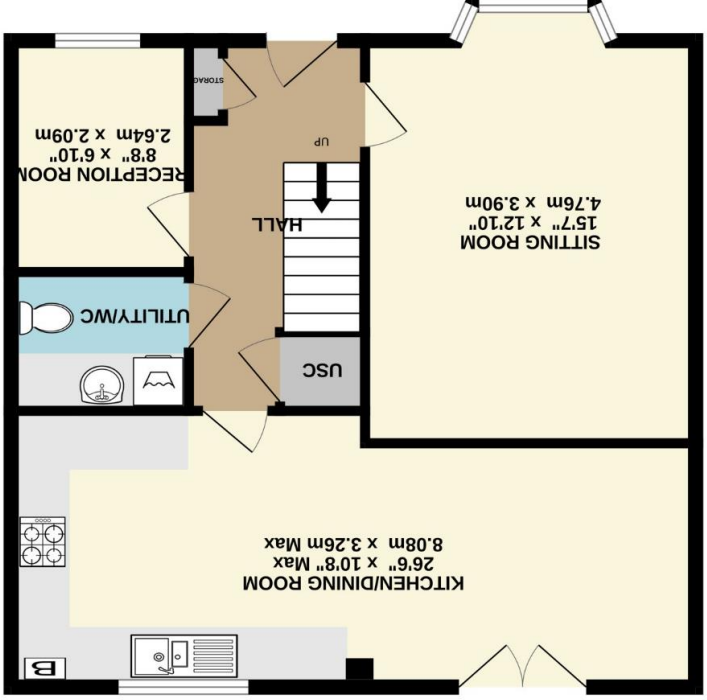


Nearest Schools

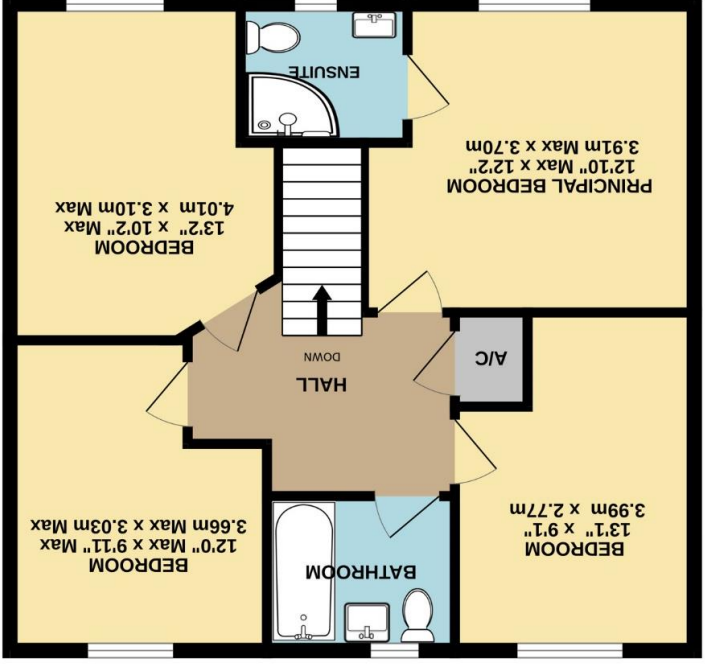
- Wells



GROUND FLOOR
864 sq.ft. (80.2 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1526 sq.ft. (141.8 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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