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£340,000 Freehold

80 Ebbor Gorge Road  
Wells  
BA5 1GQ

COOPER  
AND  
TANNER



# 80 Ebbor Gorge Road Wells BA5 1GZ

 3  1  2 EPC B

## £340,000 Freehold

### DESCRIPTION

An exceptional three bedroom semi-detached house presented in an immaculate condition throughout with circa. 6 years remaining on the NHBC new build guarantee. The property is four years old and would make a wonderful home for upsizers or downsizers alike whilst having the benefit of a private southeast facing garden, parking and a large single garage.

Upon entering the house is an entrance hall with space for shoes, coats and a small meter cupboard for additional storage. The sitting room is situated at the front of the house with a window with 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 up to six people along with French doors opening to the patio and gardens beyond. The kitchen comprises a range of fitted units with soft grey/green Shaker style doors and drawers, larder style cupboard, integrated appliances including double electric oven, gas hob, dishwasher and fridge freezer whilst also benefiting from plinth and under counter lighting. Between the kitchen and sitting room is the downstairs w/c with wash hand basin and a substantial storage cupboard running beneath the stairs.

To the first floor are three bedrooms, the principal bedroom being a generous size and having an ensuite shower room whilst two further bedrooms look out over the enclosed gardens, one of which being a comfortable double and the other being a good sized single or home office. The bathroom comprises a bath with shower attachment, toilet, wash basin and heated towel rail.

### OUTSIDE

Approaching the property is a low maintenance front garden with borders of mature shrubs and climbing plants along with a pathway leading to the front door. The driveway to the side can comfortably accommodate three cars leading to a large single garage with light and power. The enclosed southeast facing rear garden is partly laid to lawn with gravel borders and climbing plants and contains a number of raised beds suitable for a wide range of plants. The garden continues behind the garage where there is a large

greenhouse and two compost bins. The garden provides a great opportunity for gardeners to utilise the space in a variety of ways. The garden is fully enclosed with wooden fencing and has a pedestrian gate to the side leading to the drive. French doors from the kitchen open onto the patio, perfect for outside furniture and entertaining.

### 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 £203.00 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:WELJAT23032026

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** C

**Heating:** Gas central heating

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

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



#### Nearest Schools

- Wells

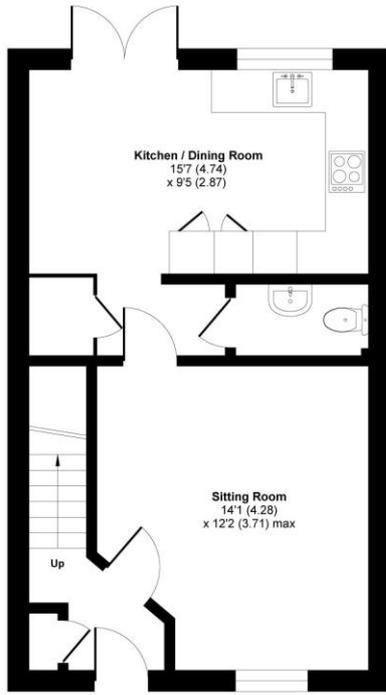
# Ebbor Gorge Road, Haybridge, Wells, BA5

Approximate Area = 862 sq ft / 80 sq m

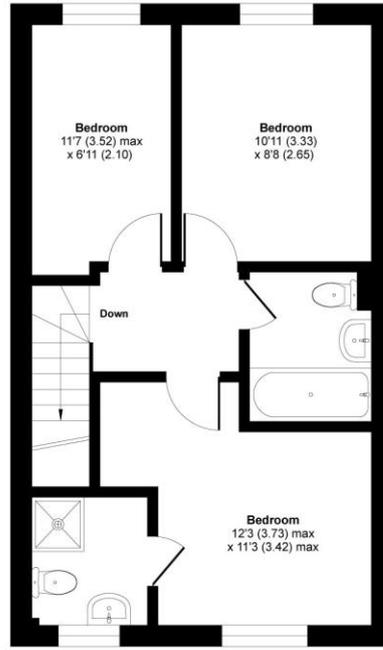
Garage = 202 sq ft / 18.7 sq m

Total = 1064 sq ft / 98.7 sq m

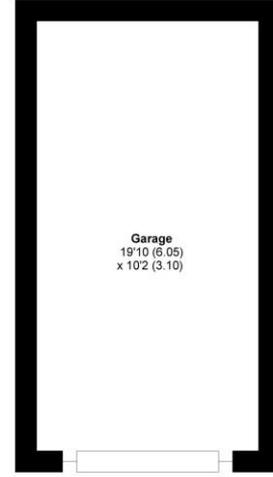
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Cooper and Tanner. REF: 1430560



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