



 3  1  2 EPC B

£345,000 Freehold

25 Ebbor Gorge Road
Wells
BA5 1GP

**COOPER
AND
TANNER**



25 Ebbor Gorge Road Wells BA5 1GP

 3  1  2 EPC B

£345,000 Freehold

DESCRIPTION

An exceptional three bedroom semi-detached house presented in an immaculate condition throughout with 7 years remaining on the NHBC new build guarantee and offered with no onward chain. The property is less than three years old and would make a wonderful home for upsizers or downsizers alike whilst having the benefit of a private West facing garden, parking and a large single garage.

Upon entering the house is a spacious 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 which has an abundance of sunshine in the morning 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 up to six people along with French doors opening to the patio and gardens beyond. The kitchen comprises a range of fitted units topped with Quartz worktops, a larder style cupboard, integrated appliances including double electric oven, gas hob, dishwasher, washer/dryer and fridge freezer whilst also benefitting 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 above, toilet, wash hand basin and heated towel rail.

OUTSIDE

Approaching the property is a low maintenance front garden and a pathway leading to the front door. The driveway to the side can comfortably accommodate two to three cars leading to a large single garage. The enclosed West facing rear gardens are laid to

lawn and a patio, perfect for entertaining yet still offering a blank canvas to place your own mark.

LOCATION

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.

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:WELJAT02042024

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

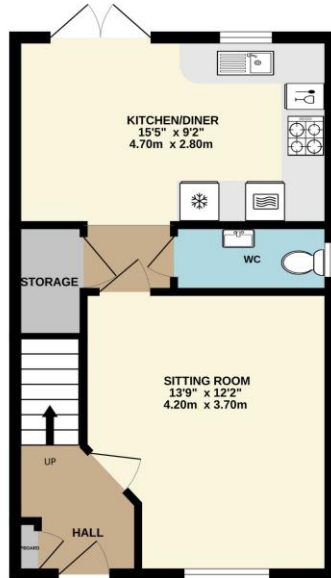
- Castle Cary
- Bath Spa
- Bristol Temple Meads



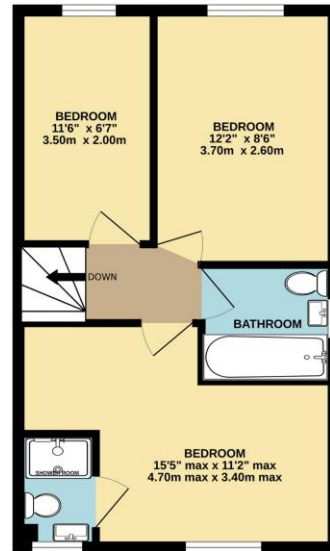
Nearest Schools

- Wells

GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.

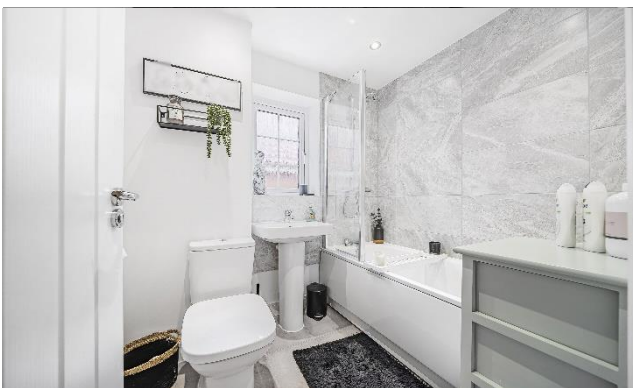


1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 817 sq.ft. (75.9 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.
Made with Metroplan ©2024



WELLS OFFICE
telephone 01749 676524
19 Broad Street, Wells, Somerset BA5 2DJ
wells@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 them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

