



 3  1  1 EPC E

Offers Over £350,000
Freehold

4 High Green
Easton
Nr Wells, BA5 1EG

**COOPER
AND
TANNER**



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DESCRIPTION

A spacious three bedroom detached bungalow with double garage and wonderful countryside views, situated within a quiet cul de sac in the popular village of Easton, Nr Wells. The property has been within the same ownership for many years and would now benefit from updating and renovating but offers a brilliant blank canvas and is offered with no onward chain.

Upon entering the property is an entrance porch and large entrance hall with storage and ample space for shoes and coats. To the front of the bungalow is a well-proportioned dual aspect sitting/dining room with views of the front garden and a serving hatch opening into the kitchen. The kitchen comprises a range of fitted units along with a breakfast bar, space for a freestanding cooker and a lovely view towards the garden and Mendip Hills in the background. A door from the kitchen provides access to a rear porch which leads to the patio or into the large tandem double garage. From the main hall are three double bedrooms, the largest being to the front of the property with fitted wardrobes and another having sliding doors opening out to the patio and gardens beyond with gorgeous views. The wet room comprises a shower, toilet and wash basin.

OUTSIDE

Approaching the property is a driveway for one to two cars, leading to the large double garage in tandem which features an 'up and over' door, light and power. The gardens to the front are mainly laid to lawn with flower beds and a path providing access to the rear. A sizeable patio area provides a brilliant area for outside furniture and entertaining whilst most of the garden is laid to lawn with a variety of shrubs, bushes and flower beds. A wooden shed and summerhouse are situated behind the garage and provide additional storage or seating area. At the rear of the garden, beyond the hedge is part of a former railway

line (disused) with a high bank and further area of garden (Please note: this area is not currently accessed directly from the garden).

LOCATION

Easton is a village set between Wells and Cheddar. The village has a Church and hall, the neighbouring village of Westbury-sub-Mendip has a village store, public house and popular primary school. Wells and Cheddar both enjoy a wide range of shops and facilities.

Nearby, 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, two churches and both primary and secondary state schools.

For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only fifteen 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.

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From Wells take the A371 to Easton. Upon entering the village take the first turning on the right, by the church, into Ebbor Lane. Take the second turning left into High Green and the property can be found on the right hand side.

REF:WELJAT28042023

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: E

Heating: Electric storage heating

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

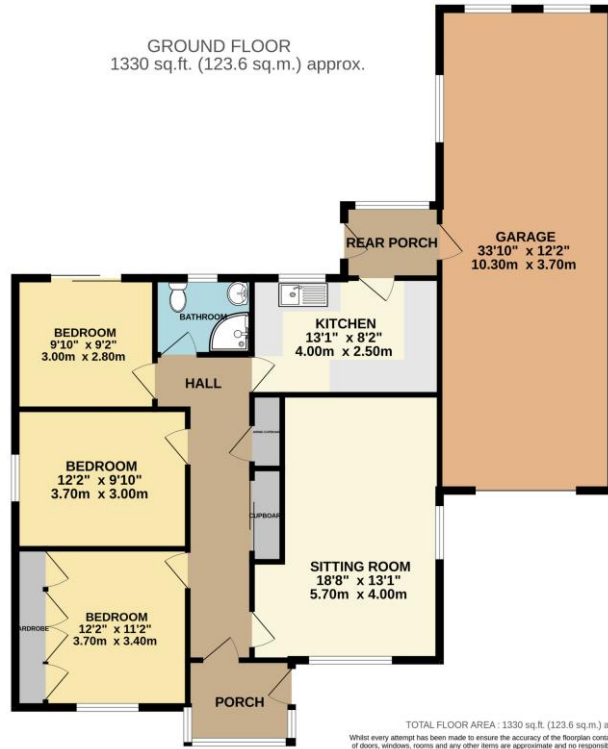
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells & Westbury Sub Mendip (primary)
- Wells & Cheddar (secondary)

GROUND FLOOR
1330 sq.ft. (123.6 sq.m.) approx.

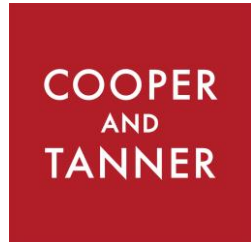


TOTAL FLOOR AREA: 1330 sq.ft. (123.6 sq.m.) approx.

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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