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£369,950 Freehold

74 Ebbor Gorge Road  
Haybridge, Nr. Wells  
BA5 1GQ

**COOPER  
AND  
TANNER**



# 74 Ebbor Gorge Road Nr. Haybridge, Wells BA5 1GQ

 3  1  2 EPC B

## £369,950 Freehold

### DESCRIPTION

A beautifully presented three bedroom house with a mature South East facing rear garden, off road parking and garage. The property is in excellent condition throughout and benefits from 8 years remaining on the NHBC guarantee and NO ONWARD CHAIN.

Upon entering the property is a large entrance hall offering space for both shoes and coats. From the hall and situated to the front of the property is the sitting room, a generous and comfortable space. Running the width of the property and situated to the back, the kitchen/ dining room is light and airy with French doors out to the rear garden, looking out to colourful shrubs and flowers. The kitchen comprises a range of grey fitted units and integral appliances including an electric oven, gas hob, slimline dishwasher and fridge/ freezer. The room also offers space for a dining table to seat four people. Accessed from the kitchen/ dining room is an under stairs cupboard, perfect for day to day storage, along with a large utility room providing extra storage along with plumbing for white goods, a basin and WC.

Stairs rise to the first floor, where two bedrooms and the main bathroom can be found. One bedroom is a good sized single/ guest double, currently used as a dressing room. The other bedroom being a spacious double running the width of the property and situated to the back. The bathroom comprises; a bath with shower above, wash basin and WC.

Occupying the whole of the top floor is an impressive principal suite, a stunning dual aspect room with views, mirrored fitted wardrobes, vaulted ceiling and ensuite shower room.

### OUTSIDE

The gardens have been beautifully manicured by the current owner, with lots of popping colours with shrubs and flowers, both to the front back and side of the property. The rear garden is South East facing offering a great space for outside dining and entertaining. A

side gate can be found leading round to the garage and parking. The garage has an 'up and over' door and an electric point for car charging along with off road parking for two cars in front.

### 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).

REF:WELJAT21062024

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** C

**Heating:** Gas central heating

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

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



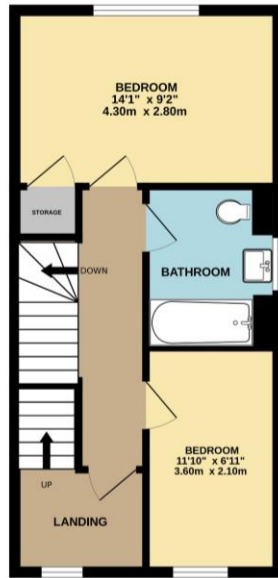
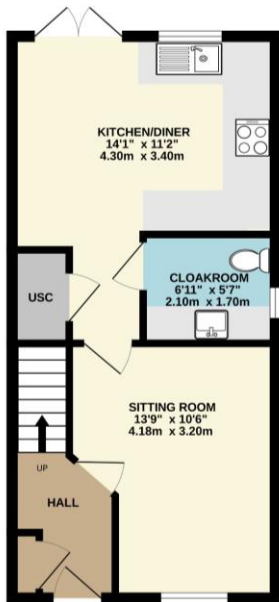
#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



#### Nearest Schools

- Wells



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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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