



 2  1  1 EPC B

£292,500 Freehold

7 Horrington Hill Close
Haybridge, Nr Wells
BA5 1GW

**COOPER
AND
TANNER**



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DESCRIPTION

An immaculate two double bedroom end terrace home set in a quiet cul-de-sac on the western fringes of the city, close to lovely countryside walks. The property benefits from gardens to the front and rear along with two parking spaces and has eight years remaining on the NHBC guarantee.

Upon entering the house is a spacious hallway. To one side is a good size cloakroom with w/c, wash hand basin and space for coats and shoes. Across the hall, double doors open to a large utility cupboard, which houses the 'Logic' combi-boiler and has space for 'day to day' storage along with space and plumbing for a washing machine. A half-glazed door opens into the open plan kitchen/dining/sitting room with French doors leading out to the garden. The kitchen comprises a range of white gloss fitted units with black worktops and integrated appliances including a Zanussi electric oven, gas hob, slimline dishwasher and fridge/freezer. A peninsula unit, with inset 1 1/2 bowl sink, naturally divides the kitchen from the living space and has cupboards on the kitchen side and open display shelving to the seating area. The sitting and dining area offers plenty of space for both comfortable seating and a dining table to six to eight people and has a lovely aspect of the garden, with French doors leading out to the patio and garden beyond.

From the main living space, stairs rise to the first floor with two double bedrooms and the family bathroom. The larger of the bedrooms is a generous double with large wardrobe included and rear aspect over the garden the Mendip Hills in the distance. To the front is a smaller double with built-in over-stairs cupboard offering plenty of useful storage space. Adjacent to the cupboard is a deep alcove ideal for bedroom furniture or an ideal space for a home office/study area. This bright room benefits from two windows looking out over the front garden. The bathroom, with grey and white marble effect tiles, features a bath with shower above, toilet and wash hand basin.

OUTSIDE

Situated at the front of the property is a tarmac parking area which provides parking for two cars. A paved path leads past the front garden to the front door. The front garden is mainly laid to lawn

with hedging on three sides and a border of shrubs and flowering plants on the fourth side. A gravelled area provides space for a bench or bistro set and is the perfect spot to sit and enjoy the garden. To the side of the house is a pedestrian gate opening to a side path.

The rear garden is fully enclosed with a pedestrian gate leading to a side path. A patio area, also accessed from the sitting/dining room, is the ideal space for outside furniture and alfresco dining. Beyond the patio is an area of lawn with borders of trees, shrubs and flowering plants.

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.

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) and follow the road round to the right and then left. Continue for approx. 200m and turn right into Horrington Hill Close, follow the road around to the left and the property can be found at the end of the close.

REF:WELJAT03052024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: B

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

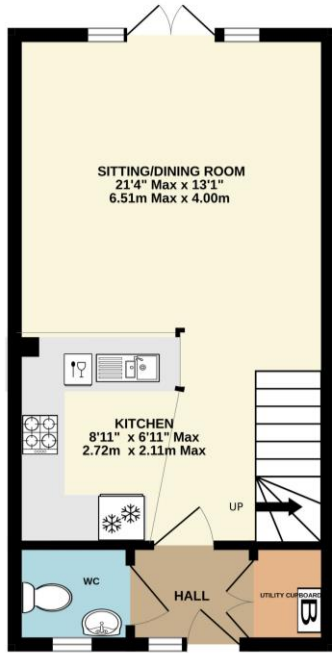
- Castle Cary
- Bath Spa
- Bristol Temple Meads



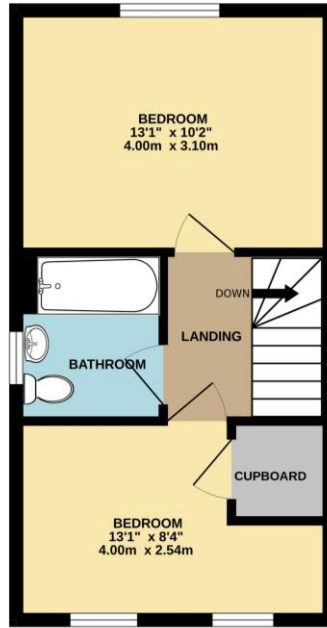
Nearest Schools

- Wells

GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA: 667 sq.ft. (61.9 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 for 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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