



 3-4  1  2 EPC B

£395,000 Freehold

9 Ebbor Gorge Road
Wells
BA5 1GP

**COOPER
AND
TANNER**



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DESCRIPTION

An exceptional three/four bedroom detached house presented in an immaculate condition throughout with 8 years remaining on the NHBC new build guarantee, a large garden garage and parking. Built by Taylor Wimpey, the property is less than two years old and has been further enhanced by the current owners, with planting and decoration, and would make a wonderful home for upsizers or downsizers alike.

Upon entering the house is an entrance hall with space for shoes and a small meter cupboard for additional storage. The sitting room is situated at the front of the house and benefits from an abundance of sunshine throughout the day 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 four to six people along with French doors opening to the patio and gardens beyond. The kitchen comprises a range of fitted units, integrated appliances including double electric eye level oven, gas hob, washing machine and fridge freezer whilst also benefitting from under counter lighting. Between the kitchen and sitting room is the downstairs w/c with wash hand basin and space for coats. Opposite, is a substantial storage cupboard running beneath the stairs.

To the first floor are three double bedrooms and a study which could be used as a single bedroom/nursery if desired. The principal bedroom is a generous size and has the benefit of an ensuite shower room and fitted wardrobes. From the landing are the two additional double bedrooms, one having the benefit of fitted wardrobes and the other having a wonderful view overlooking the gardens and with views towards the Mendip Hills. The study also has garden views and make a perfect area for working from home. The main bathroom comprises a bath with shower above, toilet and wash hand basin.

OUTSIDE

Approaching the property is a pretty front garden with lawn and box hedging with a driveway providing access to the large single garage and a pathway leading to the front door. The substantial rear garden has been designed to be low maintenance with a large area of lawn surrounded by wooden fencing and a large planter at the bottom

of the garden made from wooden sleepers. French doors from the kitchen provide access to a patio area, perfect for outside dining and entertaining. The garden offers a wealth of potential for someone to place their own mark and create their dream space. A door from the garden provides access to the garage which has space for a car and storage if desired. A gate to the side of the house also allows access directly to the garden without having to go through the house.

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 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:WELJAT22032024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

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



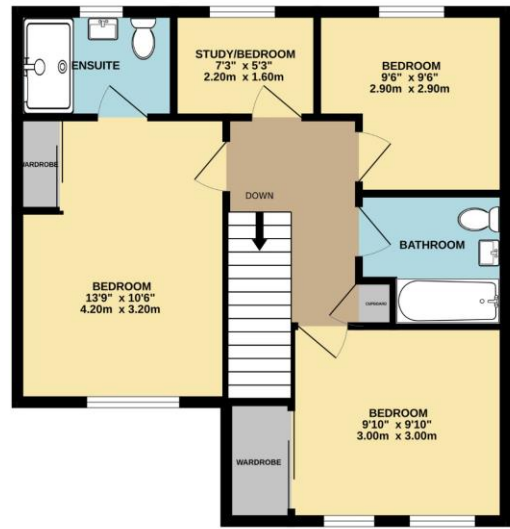
Nearest Schools

- Wells

GROUND FLOOR
567 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 1137 sq.ft. (105.7 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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