



 3-4  1-2  2 EPC B

£385,000 Freehold

56 Ebbor Gorge Road  
Wells  
BA5 1GQ

**COOPER  
AND  
TANNER**



# 56 Ebbor Gorge Road Wells BA5 1GP

 3-4  1-2  2 EPC B

## £385,000 Freehold

### DESCRIPTION

A deceptively spacious three bedroom house finished to an exemplary standard, after being enhanced by the current owners, with 9 years of new build NHBC guarantee remaining. The property is presented in immaculate order throughout and situated on the outskirts of Wells close to beautiful countryside walks and away from busy main roads.

Upon entering the house is a spacious entrance hall with ample space for shoes and coats along with a downstairs cloakroom with WC and wash hand basin. The kitchen/dining room runs the width of the house with a lovely garden view and French doors opening out to the patio and gardens beyond. The kitchen comprises a range of fitted units, an electric oven, gas hob, space for a freestanding dishwasher and fridge, ample space for a table to accommodate six people and a convenient under stairs storage cupboard. To the front of the house is a versatile room which could either be used as a formal dining room, fourth bedroom, playroom, snug or home office if desired.

To the first floor is the sitting room which features a Juliette balcony with an open aspect and views of the Mendip Hills in the distance. The principal bedroom, on the first floor, has a lovely view overlooking the gardens and has the benefit of an ensuite shower room.

The second floor comprises two further spacious double bedrooms, both running the width of the house with either views of the gardens or the Mendip Hills. The main family bathroom can also be accessed from the landing which comprises a bath, toilet and wash hand basin.

### OUTSIDE

The garden has been designed to be low maintenance with it being mainly laid to lawn with a large patio area, perfect for outside furniture and entertaining. The garden features a wooden shed for additional storage and is fully enclosed by wooden fencing and a natural hedgerow to the rear. To the side of the house is a driveway

for two to three cars leading to a large detached single garage with light and power.

### 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 currently £300.00 per annum. This includes maintenance of all communal areas and landscaping throughout the development.

Viewing is 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:WELJAT17102022

#### Local Information Wells

**Local Council:** Mendip District Council

**Council Tax Band:** D

**Heating:** Gas central heating

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

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

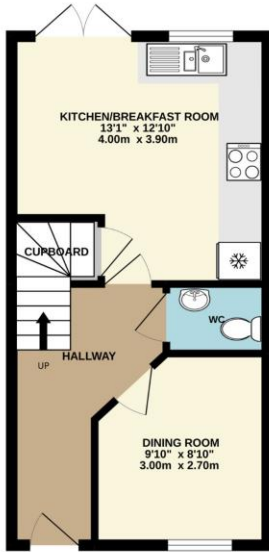
- Castle Cary
- Bath Spa
- Bristol Temple Meads



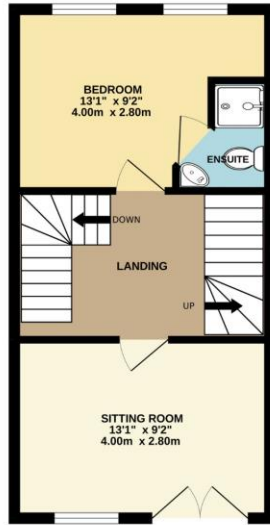
#### Nearest Schools

- Wells

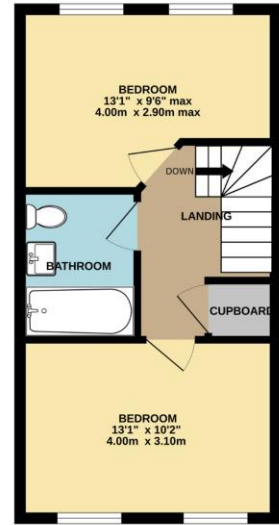
GROUND FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



2ND FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (95.9 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.  
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