



£335,000

*At a glance...*



3



2



2



EPC

B



COUNCIL  
TAX

C

**holland  
& odam**

9 Ben Knowle Hill Close  
Haybridge  
Wells  
BA5 1GX

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

01749 671020

[wells@hollandandodam.co.uk](mailto:wells@hollandandodam.co.uk)





## 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. Bear right and then left and at the bottom of the road Ben Knowle Hill Close is on the left. The property is on the right hand side with a for sale board displayed.

## Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

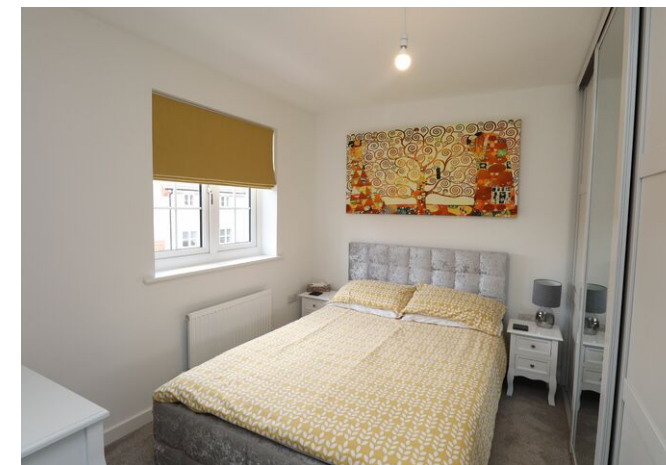
## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold  
Service/Maintenance Charges £211.27 p.a.

**Please note photos show previous occupier**



## Location

Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 miles to the north and north-east respectively with mainline train stations to London at Castle Cary (c.11 miles) as well as Bristol and Bath. Bristol International Airport is c.15 miles to the north-west. Of particular note is the variety of well-regarded schools in both the state and private sectors in Wells and the surrounding area.

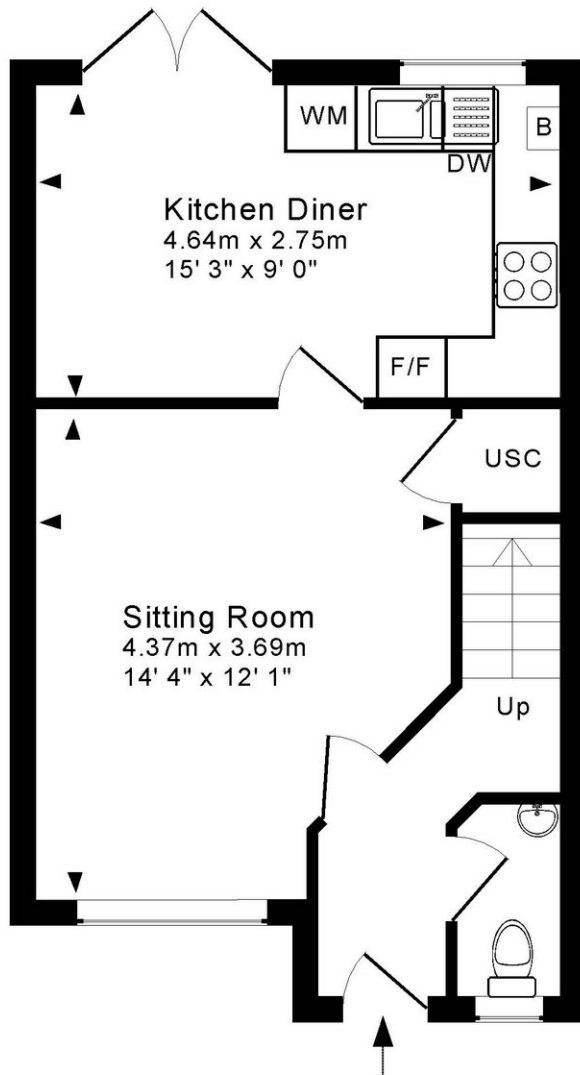
## Insight

Built in 2022 this semi-detached house built by Persimmon offers well planned accommodation within a pleasant setting. With two off-road parking spaces to the front and a 10.2m long garden to the rear this is a super family home. Offered for sale with no onward chain.

- Entrance hall with cloakroom off
- Sitting room with understairs storage
- Dining kitchen with a range of integrated appliances (oven, hob, fridge/freezer, dishwasher and washing machine) with doors onto the rear garden
- Principal bedroom with en suite shower room and fitted wardrobes
- Two further bedrooms and a family bathroom
- Off road parking for two cars
- Enclosed garden with gated side access. Large patio with light and water and lawned garden with garden shed
- Rear garden measures 10.2m x 6.1m (33' x 20')



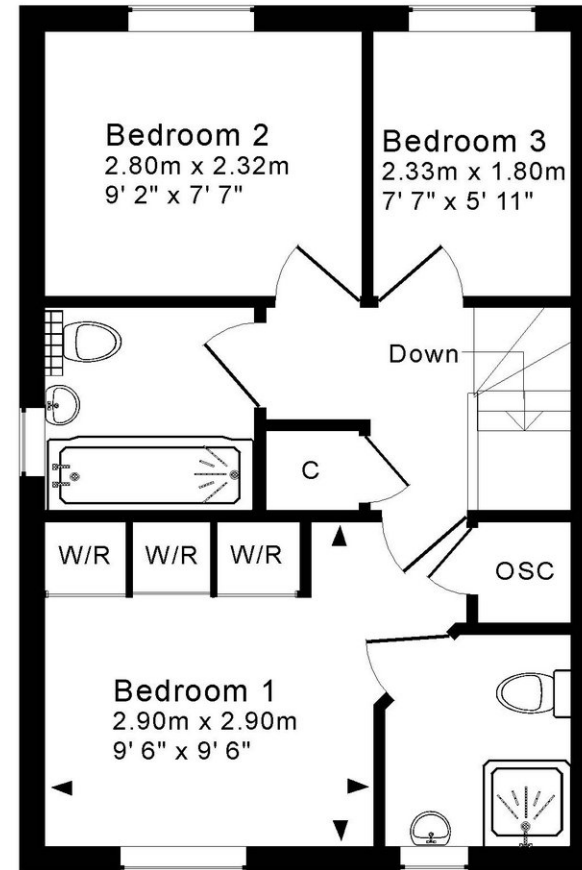




### Ground Floor

For indicative purposes only.  
Drawing Number : 147-0777

Copyright Jemesis Ltd 2024



### First Floor

#### DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.