



£500,000

*At a glance...*



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**holland  
& odam**

Redways  
Crow Lane  
Westbury-sub-Mendip  
Wells  
Somerset  
BA5 1HB

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

**01749 671020**

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





## Directions

From Wells take the A371 towards Cheddar into the village of Westbury-Sub-Mendip. As you go through the village, Crow Lane is the first Right hand turn after The Westbury Inn where the property will be found on the corner.

## 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





## Location

Westbury-Sub-Mendip is set on the southern slopes of the Mendips between the Cathedral City of Wells and the bustling village of Cheddar. Within easy driving distance of Bristol (c.20 miles to the north). The village adjoins countryside which is classed as an area of outstanding natural beauty. A good range of both state and private schools are within easy reach of the village which itself has a primary school, shop and public house and an active village hall.

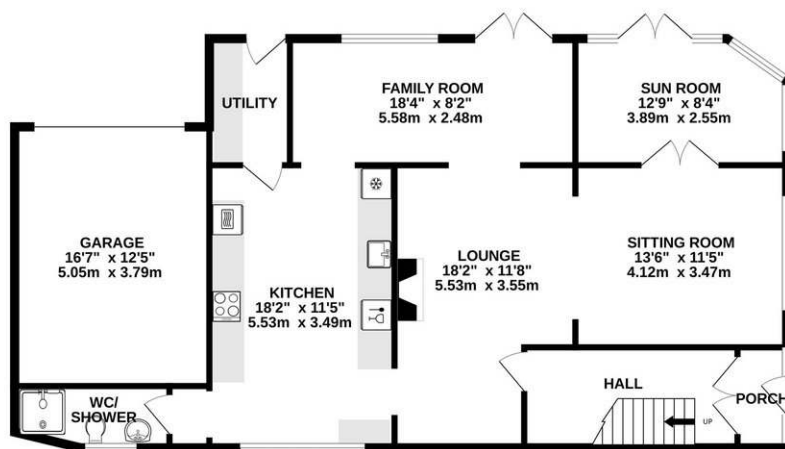
## Insight

A spacious, detached property in the popular village of Westbury Sub Mendip. Having three bedrooms and a new roof terrace to enjoy the views. Having been improved over the past two years by the present owners. Ample parking for several cars and a south facing garden.

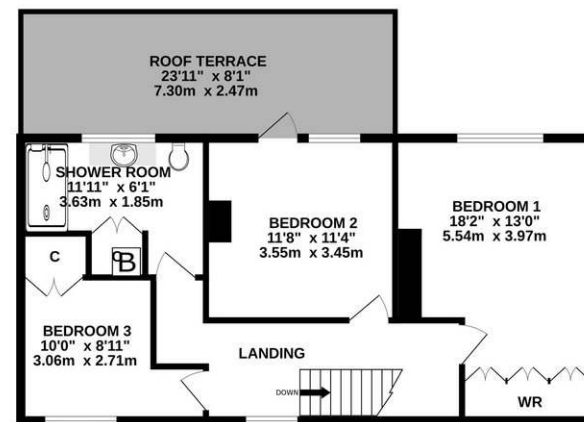
- Recently refitted kitchen with integrated appliances including dishwasher, fridge freezer, double oven and electric hob
- Utility room with space for a washing machine and tumble dryer along with a downstairs shower room
- Two year old gas combi-boiler
- Stylish family shower room with large double walk in shower
- Lovely roof terrace which has also been updated in the past year
- Three good size bedrooms with bedroom one being double aspect and having built in wardrobes
- Bedroom two has access onto the roof terrace
- Spacious, open plan sitting room with access into the conservatory and dining area
- Large south facing rear garden divided into a patio area, lawn and attractive borders



GROUND FLOOR  
1208 sq.ft. (112.2 sq.m.) approx.



1ST FLOOR  
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 1862 sq.ft. (173.0 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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