



£275,000

At a glance...



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holland
& odam

48 Ebbor Gorge Road
Haybridge
Wells
Somerset
BA5 1GQ

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

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 then the property will be found 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

Tenure

Freehold
Estate/Management Charges c.£209 p.a.(TBC)



Location

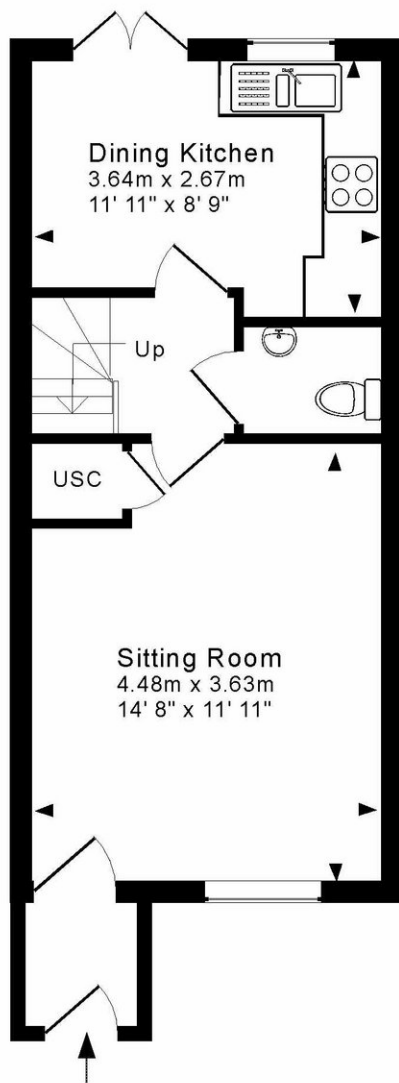
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 by Persimmon this semi-detached house is arranged over three floors with an enclosed garden to the rear with a gate leading onto a driveway providing tandem parking for two cars. Offered for sale with no onward chain. Great first time buy or investment opportunity.

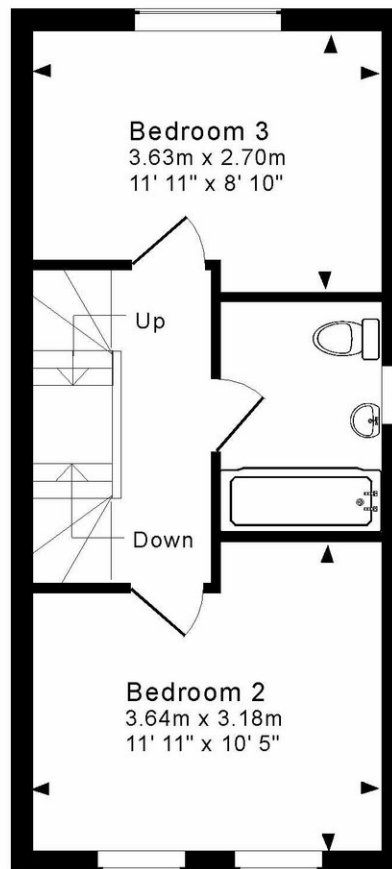
- Entrance lobby leading into a sitting room with understairs storage cupboard
- Inner lobby with stairs to the first floor and access to a ground floor cloakroom
- Kitchen with space for a table and fitted with electric oven and gas hob
- Two first floor bedrooms
- First floor bathroom
- Attic bedroom with dual aspect
- Enclosed garden to the rear with pedestrian gate, patio and lawn
- Tarmac driveway to the rear with parking for two cars in tandem
- No onward chain
- 10 year NHBC guarantee (running from March 2022)



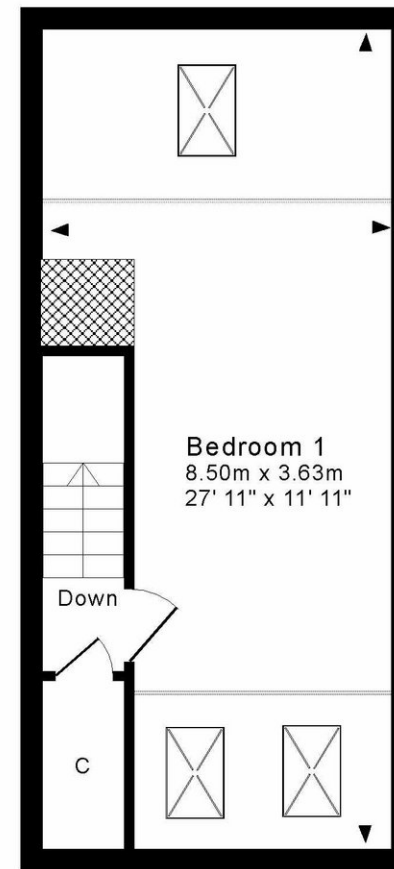


Ground Floor

For indicative purposes only.
Drawing Number : 147-0807



First Floor



Second Floor

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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.

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