





£575,000

To View:

Holland & Odam

55 High Street, Wells

Somerset, BA5 2AE

01749 671020

wells@hollandandodam.co.uk



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Energy
Rating

C

Council Tax Band F



Services

Mains electricity, gas water and drainage are connected. Gas central heating system. Income producing solar panels.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

Proceed out of Wells on the A371 towards Cheddar. Continue through the village of Easton until reaching Westbury-Sub-Mendip. On entering the village take the third right (just before the village hall) into Hannahs Lane. The house can be found on the left with a for sale board displayed.

Description

A well-maintained house built in the 1980's and enjoying generous family-sized accommodation with four double bedrooms (all with built-in storage). There's a south-facing rear garden and a double garage with parking to the front. Set in a well-served village between Wells and Cheddar.

A recessed porch leads into a generous hallway with stairs to the first floor, understairs cupboard, cloaks cupboard and a cloakroom fitted with W.C. and wash hand basin. To the left is a large sitting room enjoying a double aspect with patio doors leading into the rear garden via a verandah area providing a useful covered seating area. There is a feature stone fireplace within the sitting room. Next door is the dining room also overlooking the garden with an arch opening into the kitchen with an extensive range of wall and base units and including an integrated dishwasher, gas hob and electric oven. A door leads off the kitchen into a snug area with doors into both the double garage (with power and light) and the utility room.

On the first floor there is a spacious landing with a galleried area to the hall below and a large airing cupboard with hot water tank. All of the four double bedrooms are south-facing and have built-in storage whilst the principal bedroom has an en suite bathroom. Bedroom two is a particularly large room and has extensive under eaves storage. The original family bathroom has been re-fitted as a shower room.

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.



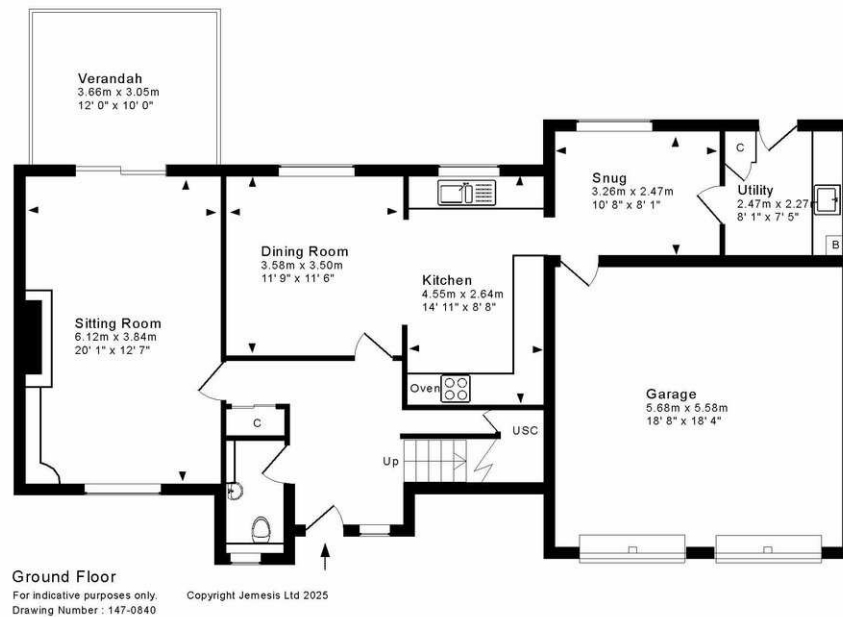
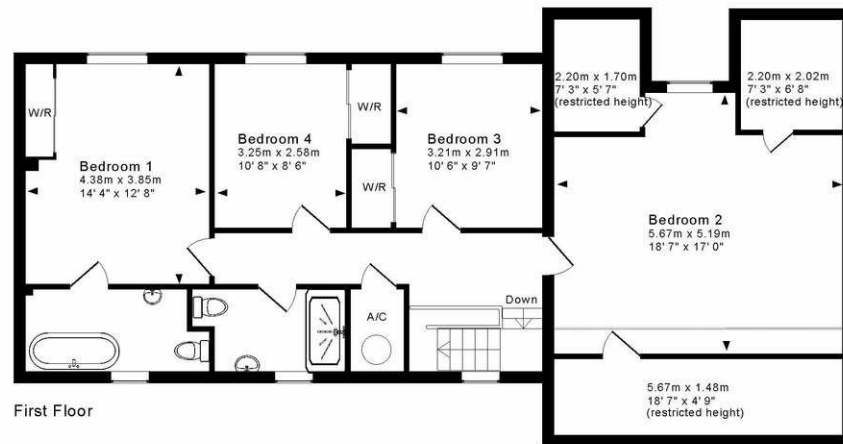


To the front of the property there is a lawned garden and a tarmac driveway leading to parking in front of the double garage. There is a right of way over the initial area of driveway for the neighbouring property. Gates on both sides of the property lead into the rear garden. The property also owns the lawned and shrubbed area beyond the driveway.

To the rear the garden is south facing and level and enjoys a good degree of privacy. It extends to 65' wide x a maximum depth of 36' (19.8m x 11m). The garden is mainly laid to lawn with a useful garden shed and a verandah area leading to further patio.

- Entrance hall with cloakroom off and part galleried landing above
- Double aspect sitting room with feature fireplace and access to the rear garden
- Dining room opening into a well appointed kitchen
- Snug with views over the garden and giving access to the garage and a utility room
- Four first floor bedrooms (principal bedroom with en suite and all with built-in storage)
- Family shower room (originally a bathroom)
- Income producing solar panels
- Garden to the front and rear with a useful verandah and garden shed
- Double garage with power and light and parking to the front





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