



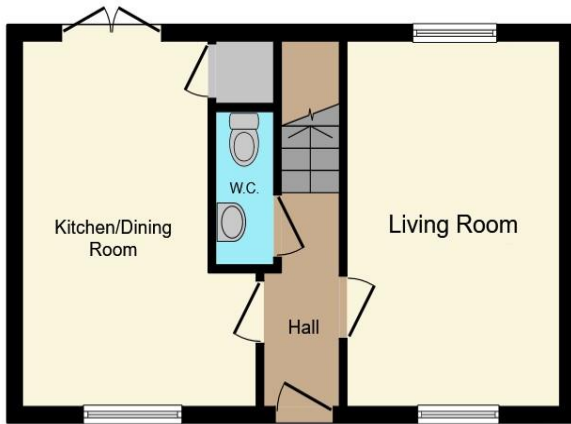
Croscombe Mill Long Street, Croscombe, Wells, BA5 3QH

welcome to

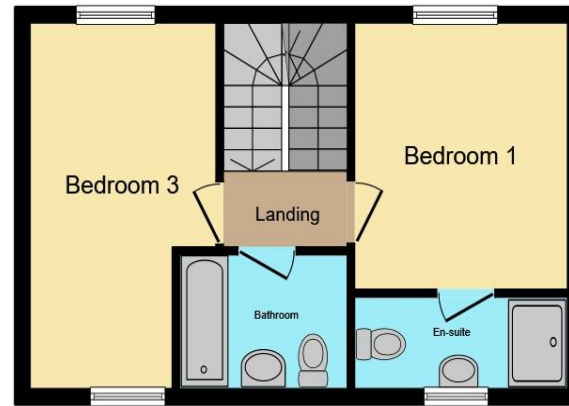
Croscombe Mill, Long Street, Croscombe, Wells

Positioned in the much sought-after village of Croscombe, this immaculately presented 4 bedroom home boasts three floors of spacious accommodation: entrance hall, living room leading out to the garden, kitchen/dining room, cloakroom, four bedrooms with main en-suite and family bathroom. **NO CHAIN.**

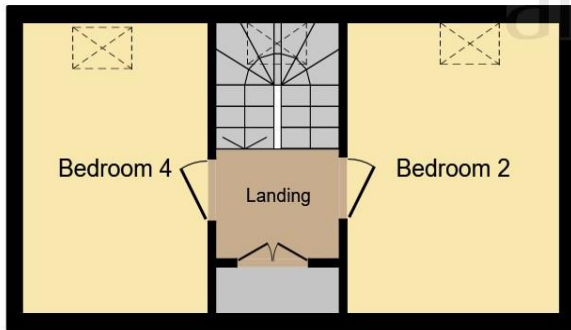




Ground Floor



First Floor



Second Floor

Entrance Hall

Cloakroom

6' 6" x 2' 8" (1.98m x 0.81m)

Kitchen / Dining Room

16' 2" Max x 9' 6" Max (4.93m Max x 2.90m Max)

Living Room

15' 2" x 10' 2" (4.62m x 3.10m)

Landing

Bedroom One

11' 1" x 9' 5" (3.38m x 2.87m)

En Suite

9' 6" Max x 3' 8" Max (2.90m Max x 1.12m Max)

Bedroom Two

15' 2" x 8' 4" (4.62m x 2.54m)

Bathroom

7' 5" Max x 5' 6" Max (2.26m Max x 1.68m Max)

Landing Two

Bedroom Three

12' 2" x 9' 5" (3.71m x 2.87m)

Bedroom Four

12' 2" x 8' 4" (3.71m x 2.54m)

Front Garden

Rear Garden

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Croscombe Mill, Long Street, Croscombe, Wells

- Modern End of Terrace 4 Bedroom Village Home
- 3 Floors of Spacious Accommodation
- Living Room & Sociable Kitchen Dining Room
- Ground Floor Cloakroom, Main Bedroom En Suite, Family Bathroom
- Highly Sought After Location Minutes from Wells
- Gas Central Heating & Underfloor Heating
- Enclosed Rear Garden, Car Port & Additional Parking
- **NO ONWARD CHAIN**

Tenure: Freehold EPC Rating: B

offers in the region of

£375,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL105770



Property Ref:
WEL105770 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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01749 676067



Wells@allenandharris.co.uk



15 Sadler Street, WELLS, Somerset, BA5 2RR



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