



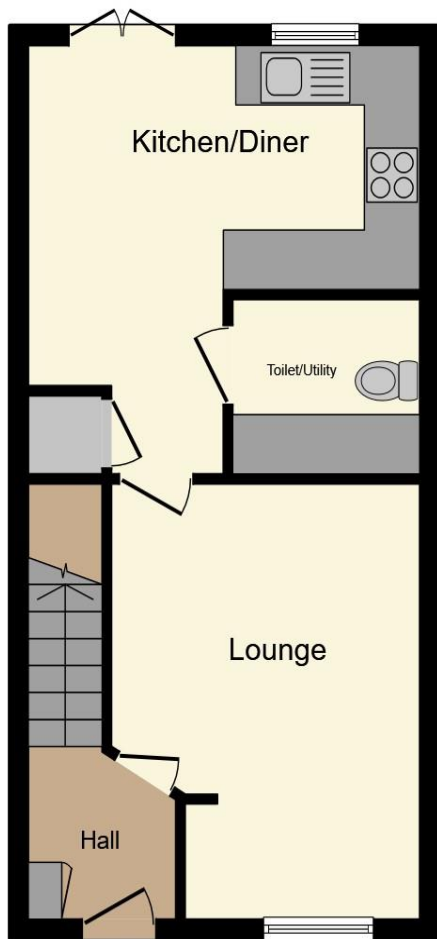
3 Ebbor Gorge Road, Haybridge, Wells, BA5 1GP

welcome to

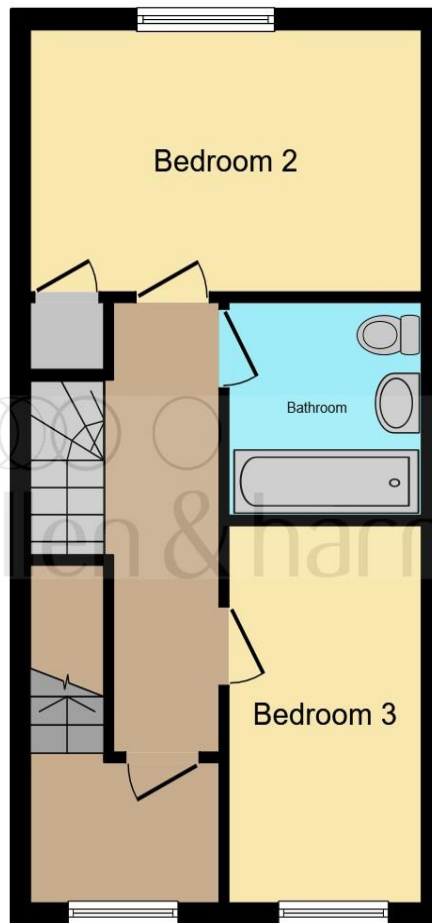
Ebbor Gorge Road, Haybridge, Wells

Offered with no onward chain, this attractive three-bedroom home in Haybridge provides spacious & flexible living across three floors. Finished to a high standard and with six years remaining on the NHBC warranty, the property also offers a private rear garden & a garage with power and EV charging.

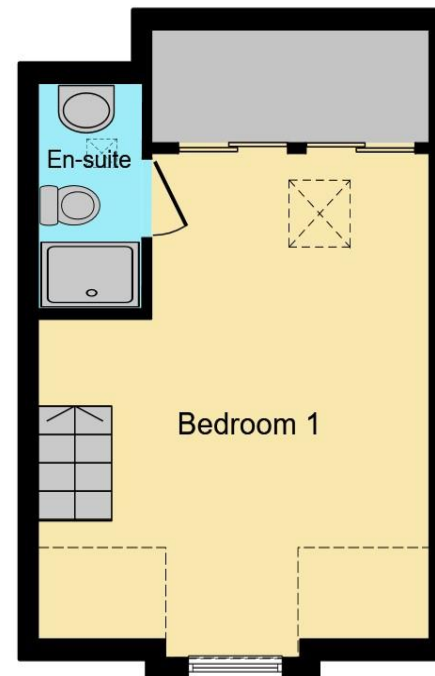




Ground Floor



First Floor



Second Floor

Entrance Hall

Lounge

10' 6" x 13' 8" (3.20m x 4.17m)

Kitchen Dining Room

14' x 15' (4.27m x 4.57m)

Utility Cloakroom

5' 9" x 7' (1.75m x 2.13m)

First Floor Landing

Bedroom Two

9' 3" x 14' (2.82m x 4.27m)

Bedroom Three

6' 11" x 11' 9" (2.11m x 3.58m)

Family Bathroom

Second Floor

Main Bedroom

13' 11" x 18' (4.24m x 5.49m)

En Suite

Outside

Front Garden

Rear Garden

Garage & Parking

Estate Service Charge

Estate service charge currently £209.00 per annum. This includes maintenance of all communal areas and landscaping throughout the development.

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

Ebbor Gorge Road, Haybridge Wells

- Offered with No Onward Chain ** Six Years Remaining on NHBC Warranty
- Beautifully Presented Three-Bedroom Home
- Spacious Kitchen/Dining Room with French Doors to Garden
- Separate Sitting Room & Large Utility with WC
- Stunning Top-Floor Main Bedroom with Vaulted Ceiling & En-Suite
- Landscaped Rear Garden with Multiple Seating Areas
- Garage with Power, Lighting, & EV Charging Point
- Driveway Parking for Two Vehicles

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£355,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL106151



Property Ref:
WEL106151 - 0002

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.


allen & harris



01749 676067



Wells@allenandharris.co.uk



15 Sadler Street, WELLS, Somerset, BA5 2RR



allenandharris.co.uk