



£265,000

At a glance...



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COUNCIL
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**holland
& odam**

38 Kingscombe
Gurney Slade
Radstock
Somerset
BA3 4TH

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells follow signs for the Horringtons B3139. Continue on this road passing the Mendip Shooting Ground on your left. Continue past the next crossroads and take the next turning right signposted Binegar. Follow this road and at the next junction turn right and then take a right into Kingscombe (close to the speed camera). The property is on the left with a for sale board displayed.

Services

Mains electricity, water and drainage are connected. Oil central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

The property is situated in the village of Gurney Slade which has a general store/post office, and two public houses. There is easy access to Bristol (17 miles) and Bath (16 miles) with Shepton Mallet (4 miles), Frome (13 miles) and Wells (8 miles) all within easy reach. Shepton Mallet is an attractive and historic market town with a good range of local shopping facilities.

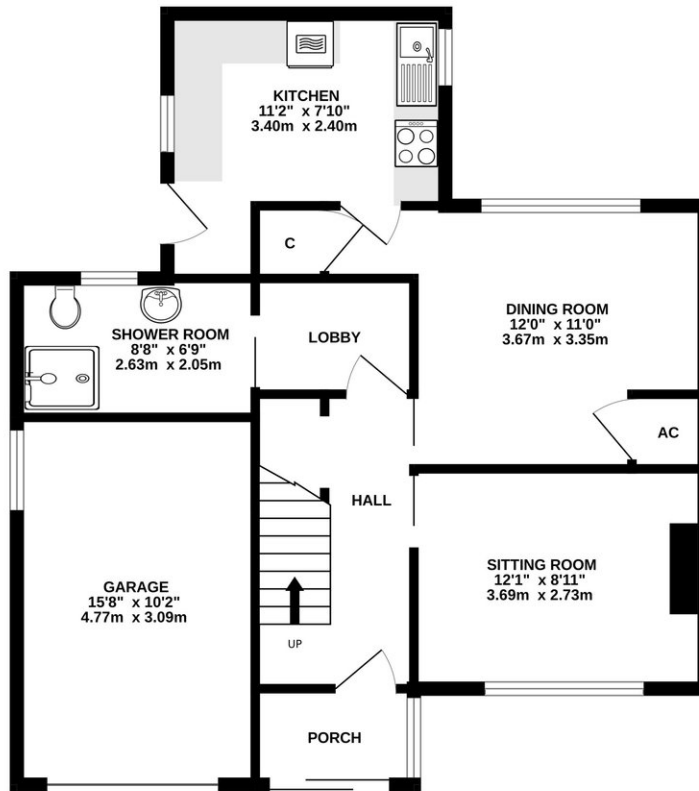
Insight

An end of terrace house offered for sale with no onward chain. Well maintained the property requires updating and offers potential to extend (stpp). Set near the end of the cul de sac and well away from main roads with views of fields to the rear. A brilliant first time buy.

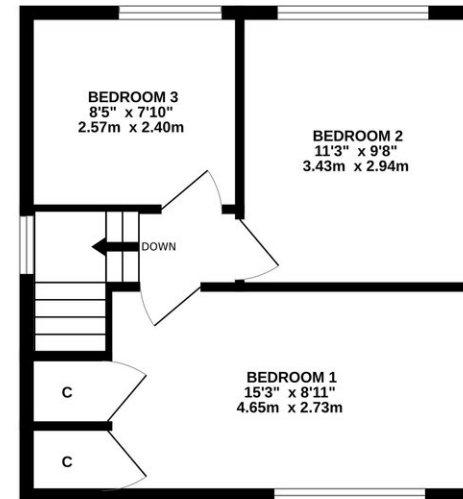
- Entrance porch and hallway
- Sitting room with open fireplace (not currently in use)
- Dining room with window to the garden and a useful larder cupboard
- Kitchen with electric oven and hob and access to the rear
- Ground floor wet room
- Three good sized bedrooms
- Garage with power and light and driveway parking
- Side access leading to a 35' long south-facing rear garden with greenhouse
- N.B. There is a right of way for a neighbouring property to cross the garden



GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 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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