

£345,000

At a glance...

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EPC	B
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holland & odam

5 Sheppey Way
Haybridge
Wells
Somerset
BA5 1GS

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. Take the first turning right into Sheppey Way and the property can be found on the left 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 £209 p.a.







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

An immaculate semi-detached property built by Persimmon Homes in 2021. Beautifully presented throughout and enjoying a landscaped garden to the rear with views to the Mendip Hills beyond. Set on the edge of the development.

- Tastefully decorated and very well maintained with a lovely kitchen diner overlooking the rear garden
- Kitchen area with gas hob, electric oven and plumbing for washing machine and dishwasher
- Gas fired central heating via an Ideal boiler in the dining kitchen
- Three bedrooms (master bedroom with en suite shower room)
- Thermostatic showers in the en suite and family bathroom as well as a ground floor W.C.
- Double width driveway parking leading into a garage with power and light
- Landscaped garden to the rear with gated access to the side of the property
- Composite decking area and large patio with level area of lawn
- Viewing highly recommended and offered with No Onward Chain



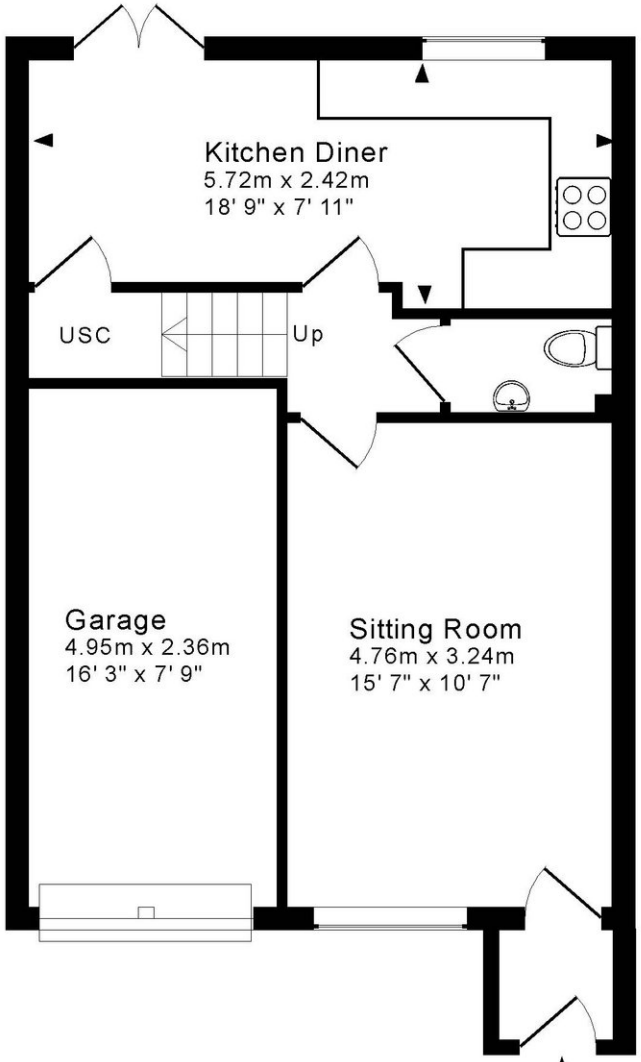




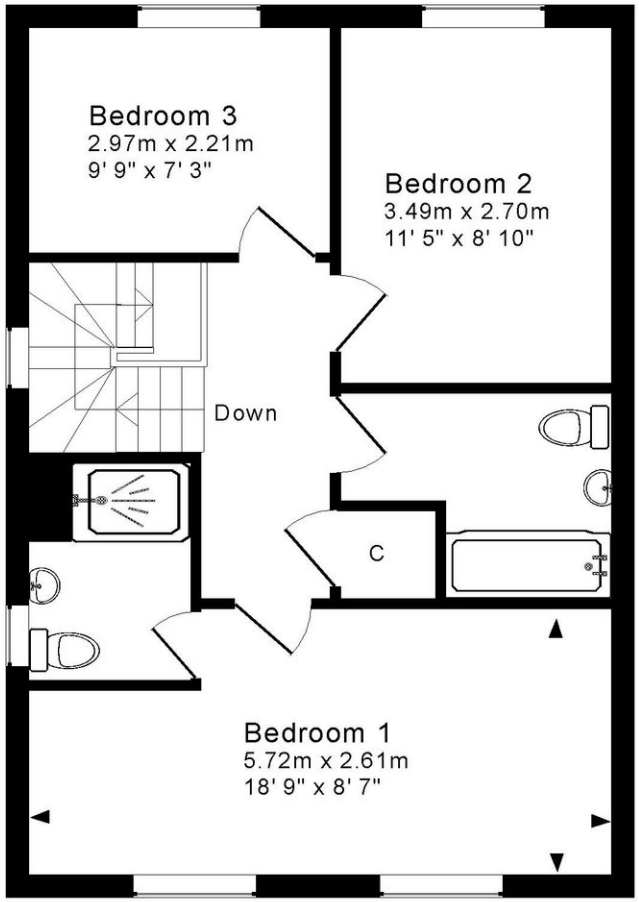








Ground Floor



First Floor

For indicative purposes only.
Drawing Number : 147-0791

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