



£279,000

At a glance...



2



2



1

EPC

C

COUNCIL
TAX

B

**holland
& odam**

13 Honeymead
Crocombe
Wells
Somerset
BA5 3RF

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells take the A371 towards Shepton Mallet into the village of Croscombe. As you go into the "30mph" speed limit, take the first left turn into "Fayreways" signed for the village hall. Follow the road up the hill, bearing to the right and then left into the cul de sac and 13 is on the left hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Croscombe is a well served village with general stores/public house, village hall, church and a primary school. The village is c.3 miles from Wells and c.2 miles from Shepton Mallet. Wells is a beautiful cathedral city with a range of independent shops and a variety of supermarkets including Waitrose. Shepton Mallet is a pleasant small historic market town set in the heart of the Mendips offering a range of amenities and a choice of shopping facilities including a retail park. There is a particularly good range of schools (both state and private) within easy striking distance.

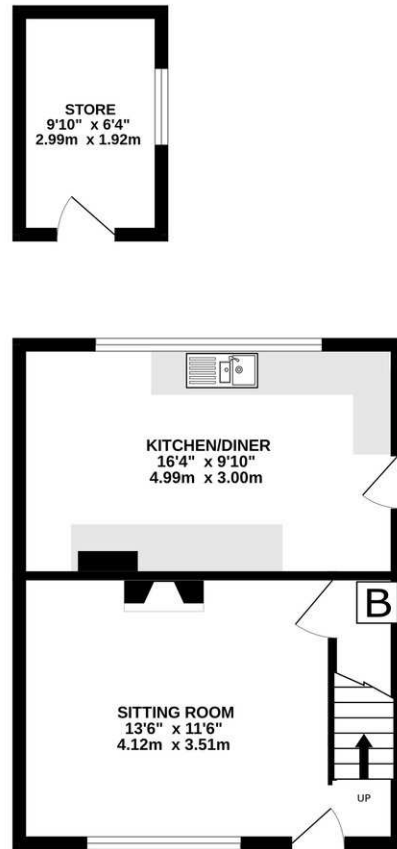
Insight

A lovely example of a semi-detached house set in a residential cul de sac with open views to the rear and within a popular and well served village. Enjoying a double tandem driveway to the side and a 62' long rear garden it's an ideal first time buy or downsize. Viewing is highly recommended.

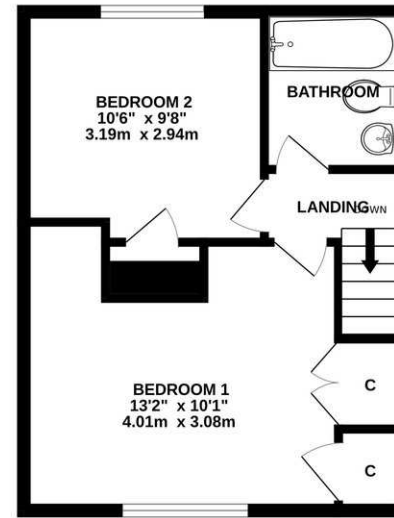
- Sitting room with wood-burning stove and an oak-effect floor with useful understairs cupboard
- Dining kitchen with oven, hob and integrated dishwasher. Spaces for washing machine and fridge freezer and a stable door leading out to the rear garden
- Two double bedrooms (both with built-in storage)
- Bathroom with hand-held and over-head shower above the bath and a tiled floor
- Double glazed and gas fired central heating
- Rear garden enjoying a westerly aspect and extending to 62' (18.9m) with patio and steps up to a level garden. Useful workshop/store with power and light
- Driveway to the front with parking for two cars in tandem and wooden store shed
- Well away from main roads in a quiet cul de sac



GROUND FLOOR



1ST FLOOR



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.
Made with Metreplex ©2026

DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.