



£550,000
GUIDE PRICE

At a glance...



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holland
& odam

3 Nettlecombe View
South Horrington
Wells
Somerset
BA5 3QF

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells follow signs for the B3139 The Horringtons. Leaving Wells you will go up a hill. Turn right into Upper Breach and follow the road bearing around the corner to the right. Take the next turning left into Nettlecombe View. The property can be found straight ahead 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

Situated within the grounds of a Grade II listed former hospital in a sought after village on the outskirts of Wells. To the south of the site there is a cricket pitch with Wells Golf Course beyond. Wells is the smallest Cathedral city in England and offers a wide choice of shops and facilities including a particularly good range of schools (both state and private). Bristol and Bath lie c.22 miles to the North and North East respectively.

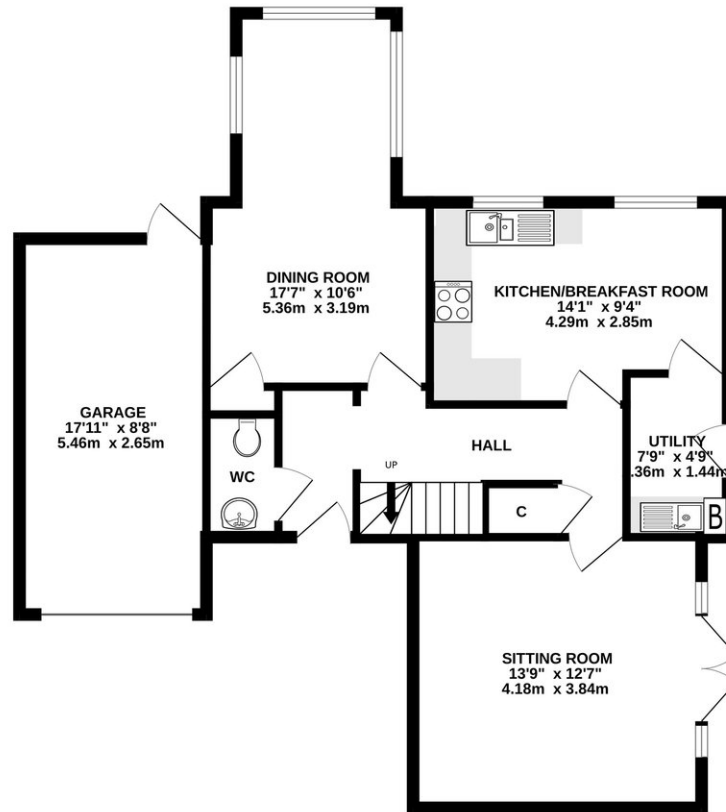
Insight

A well maintained detached house set on a corner plot within this popular development on the north-east edge of Wells. It has a glorious, well stocked garden enjoying south and west aspects and has been extended to the ground floor giving it wonderful living space. Viewing highly recommended.

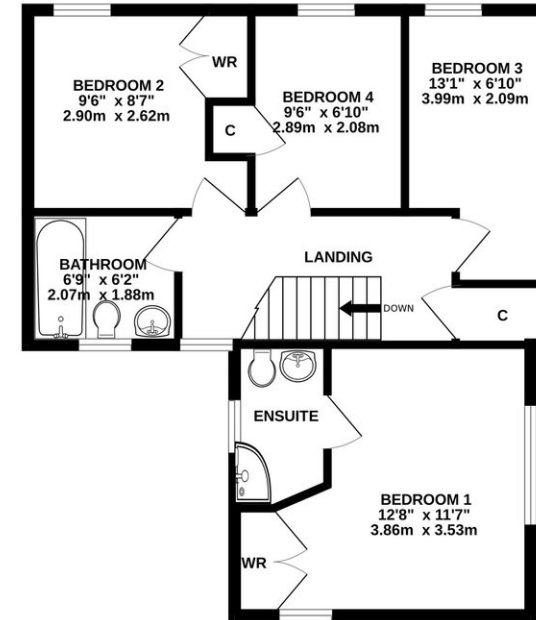
- Detached house set on a corner plot in a quiet cul de sac
- Entrance hall with cloakroom
- Sitting room with doors onto the garden
- Dining room with single storey extension with triple aspect
- Kitchen breakfast room with integrated oven and hob
- Utility room with access to the garden
- Master bedroom with built-in storage and en suite shower room
- Three further bedrooms (two with built-in storage) and a family bathroom
- Garage and off road parking
- Garden to the front and side with a "secret" garden on a lower level and various areas for entertaining



GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1333 sq.ft. (123.8 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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