



£570,000

At a glance...



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**holland
& odam**

Wester House
Station Road
Westbury Sub Mendip
Wells
BA5 1EY

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells take the A371 towards Cheddar into the village of Westbury-Sub-Mendip. Turn left into Station Road. The property will be found on the right hand side just before the left turn into Bell Close.

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

Westbury-Sub-Mendip is set on the southern slopes of the Mendips between the Cathedral City of Wells and the bustling village of Cheddar. Within easy driving distance of Bristol (c.20 miles to the north). The village adjoins countryside which is classed as an area of outstanding natural beauty. A good range of both state and private schools are within easy reach of the village which itself has a primary school, shop and public house and an active village hall.

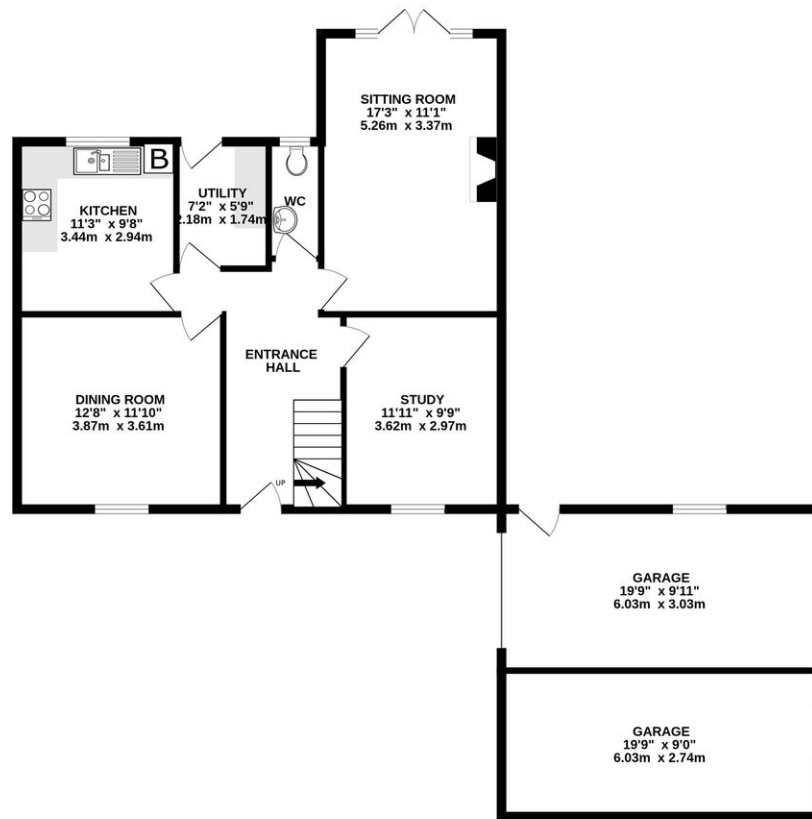
Insight

An impressive four double bedroom link detached house with double garage and a large garden. Set in a conservation area in the popular village of Westbury-Sub-Mendip, it really is one to view!

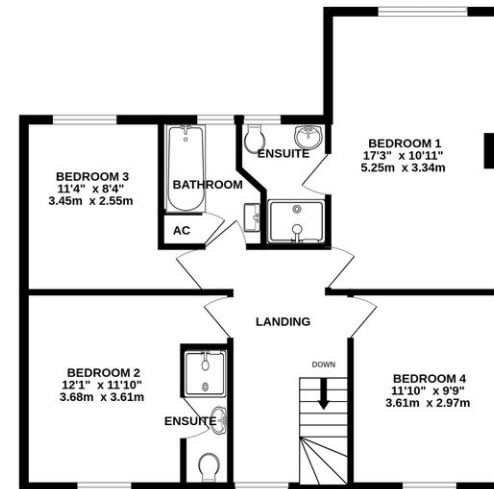
- Four double bedrooms, two having ensuite shower rooms. Bedroom one is extremely spacious and has a lovely view over the rear garden.
- Generous sitting room with a Morso woodburner and French doors leading out to the rear garden. There is plenty of space for large furniture without compromising the feeling of space
- The kitchen has plenty of worktop space and a nice outlook over the garden along. It has an integrated oven and hob with space for a fridge freezer and dishwasher
- Good size dining room which can comfortably accommodate a table and chairs for 6-8 people
- The family bathroom comprises bath, toilet and a wash handbasin
- Generous entrance hall along with a handy utility room. The utility room has space for a washing machine and tumble dryer and a door out to the rear garden
- Double garage with access to the rear garden
- The rear garden has been well tended and has a wide range of plants and shrubs with a large area of lawn. The garden is L-shaped and measures 22.5m (73.8ft) wide x 19.8m (65.0) deep



GROUND FLOOR
1106 sq.ft. (102.7 sq.m.) approx.



1ST FLOOR
740 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA : 1846 sq.ft. (171.5 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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