



£370,000

*At a glance...*



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COUNCIL  
TAX

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**holland  
& odam**

14 Ebbor Gorge Road  
Wells  
Somerset  
BA5 1GQ

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

01749 671020

[wells@hollandandodam.co.uk](mailto: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. Bear right and the property will be found on the right hand side.

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold  
Maintenance Charges £212 per annum



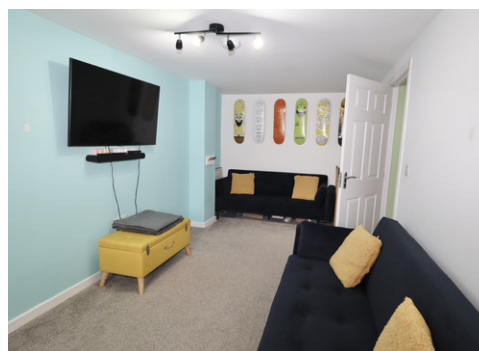
## Location

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.

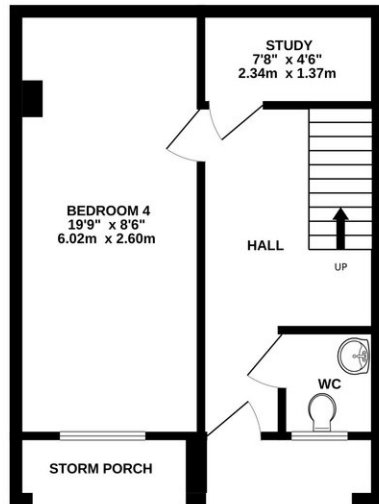
## Insight

An immaculately presented three / four bedroom town house offering versatile accommodation. South facing garden with side access and parking. Just four years old with the remainder of the ten year NHBC warranty left. Extremely well maintained and improved by the present owners, it really is one to view

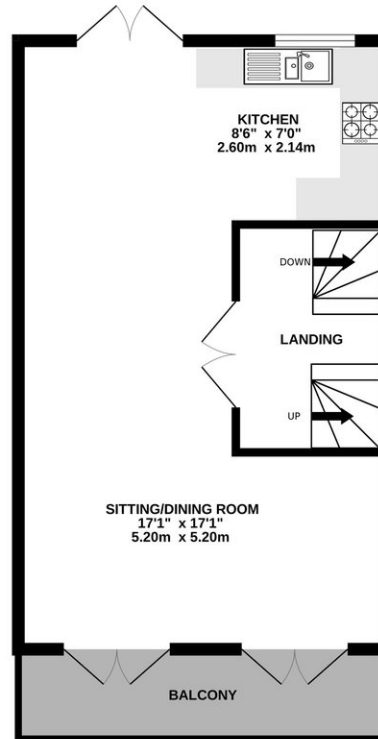
- Open plan kitchen / dining / sitting room with plenty of natural light and a feeling of space. Fitted with oak herringbone flooring, the room flows well from one area to the next.
- Doors out onto the front balcony and rear French doors out into the garden.
- The kitchen has plenty of worktop space along with an integrated double oven and gas hob and room for all other appliances.
- The principal bedroom is a good sized double with room for additional furniture. The en suite double shower is presented in immaculate order
- Bedroom two is another generous double with a view over the rear garden while bedroom three is a good size single.
- On the ground floor, the garage has been converted to create another useful room. Presently set up as an office / reception room, it could easily be used as a further bedroom.
- Family bathroom comprising bath, separate shower cubicle, toilet and
- Downstairs cloakroom and a generous understairs cupboard which has several storage units and space for a tumble dryer.
- The rear garden is mainly laid to lawn with a small patio and area of stone by the house. It is south facing and measures 11.2m (36.7ft) long x 6.2m (20.3ft) wide. Outside tap to the front and rear
- To the front is parking for two / three vehicles
- N.B. Under Section 21 of the 1979 Estate Agents Act we wish to declare a personal interest in this property as the vendor is a relative of an employee of Holland & Odam Estate Agents



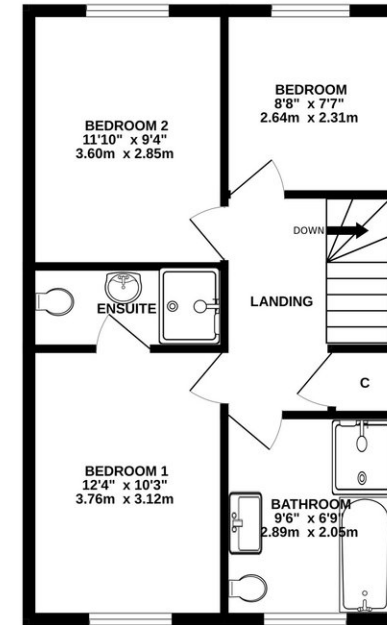
GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



2ND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1346 sq.ft. (125.0 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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**DISCLAIMER**

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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.

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