



£390,000

*At a glance...*



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COUNCIL  
TAX

C

**holland  
& odam**

1 Croscombe Mill  
Long Street  
Croscombe  
Wells  
Somerset BA5 3QH

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

01749 671020

[wells@hollandandodam.co.uk](mailto:wells@hollandandodam.co.uk)





## Directions

From Wells take the A371 towards Shepton Mallet into the village of Croscombe. The property can be found on the right hand side after the turning for Combe Gardens and before reaching The George Inn on the left.

## 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  
Service/Maintenance Charges TBC





## Location

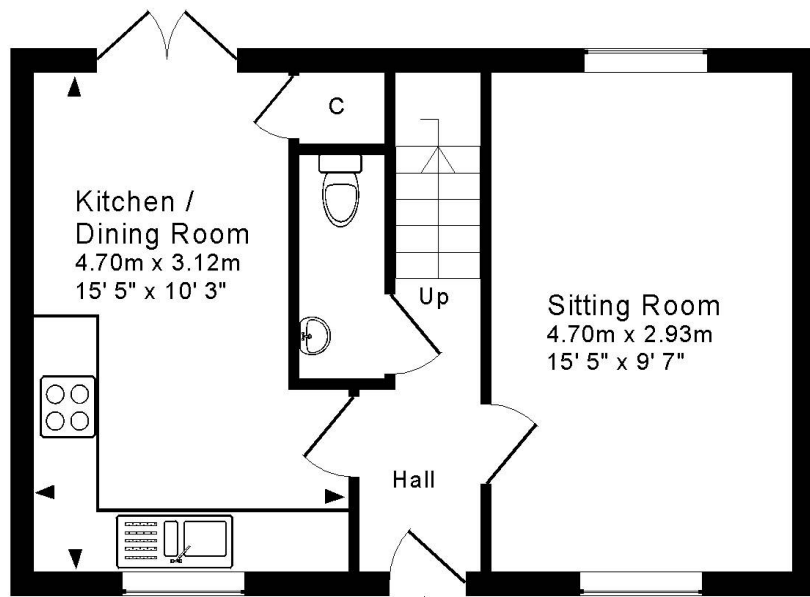
Croscombe is a well served village with general stores/public house, village hall, church and a primary school. The village is c.3 miles from Wells and c.2 miles from Shepton Mallet. Wells is a beautiful cathedral city with a range of independent shops and a variety of supermarkets including Waitrose. 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

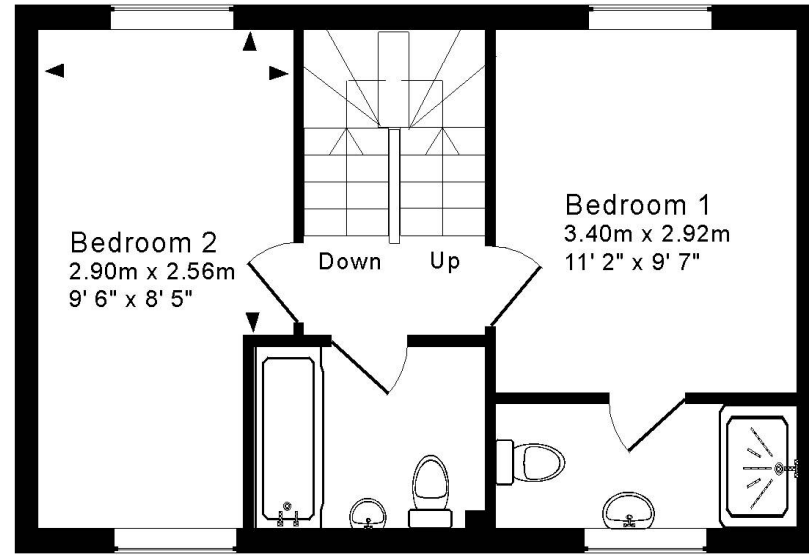
Completed in 2021 (with the remainder of a 10 year NHBC) this end of terrace house offers accommodation over three floors. Offered for sale with no onward chain there are two allocated parking spaces to the rear and a garage/store. Viewing highly recommended.

- Entrance hall with cloakroom off
- Double aspect sitting room
- Double aspect kitchen diner with integrated washing machine, dishwasher, electric oven and gas hob
- Two bedrooms on the first floor (one with en suite shower room) and a family bathroom
- Two top floor bedrooms with a boiler cupboard giving useful storage
- Underfloor heating to the ground floor with radiators to the first and second floors
- Garage/store with power and light and two allocated parking spaces
- Cottage-style garden to the front and rear
- Popular village with pub and shop

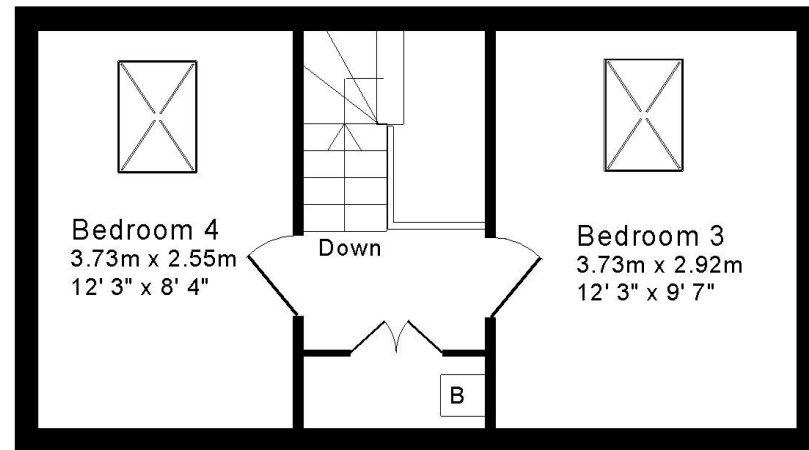




Ground Floor



First Floor



Second Floor

For indicative purposes only.  
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