





3 **2** **1** **EPC E**

£290,000 Freehold

1 Derricks Close,
Dinder,
Near Wells, BA5 3PD

COOPER AND TANNER





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Description

A marvellous three bedroom end terrace house set within the heart of Dinder with no onward chain. Number 1 has been in the same ownership for well over 35 years, well maintained and now offering the scope to improve and modernise if required.

Upon entering the property is an entrance porch into an entrance hallway with space for shoes and coats. The sitting room benefits from an open fireplace with a dual aspect view over the front gardens. The dining room again features a dual aspect view along with a walk in cupboard and large larder style cupboard. An extension to the rear provides space for the kitchen which features a range of units, space for white goods, and a door leading out to the patio and gardens beyond.

To the first floor is a light open landing with w/c and newly fitted shower room with built in storage. The main bedroom can be found to the front of the house with a dual aspect over the front gardens and two sets of wardrobes. A further double bedroom, looking over the rear gardens, has views to the Mendip Hills and an airing cupboard. Completing the first floor is a generous single bedroom, again with a view over gardens.

Wrought iron gates open to a tarmac drive for 4/5 cars leading to a single garage The front gardens are mainly laid to lawn with a variety of shrubs, bushes, trees and flowers. The rear of the property has a patio area, perfect for outside furniture with a pathway leading to a further seating area within the garden. The rear garden has a selection of rose bushes, flower beds and shrubs with a greenhouse at the far end.

Dinder is a small village 2 miles east of Wells totally away from main roads and is a cul de sac with no through traffic. It has a Grade II* listed church of Norman origins, a very active and friendly community with several societies and a cricket club. One of the big advantages of Dinder is the excellent access to walks through the beautiful surrounding countryside and woodland.

The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools. There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

Viewing is strictly by appointment with Cooper and Tanner. Tel: 01749 676524

Directions: From Wells take the A371 towards Shepton Mallet. After approx. 2 miles take the left hand turning into the village of Dinder. Follow The Rookery along a short way, at the junction bear left (still The Rookery) and take the first left hand turning onto Church Street. Derricks Close is a terrace of four properties and can be found on the right.

REF:WELJAT170518

Local Information Wells

Local Council: Mendip

Council Tax Band: C

Heating: Oil fired central heating

Services: Private drainage (via shared septic tank), water and electricity

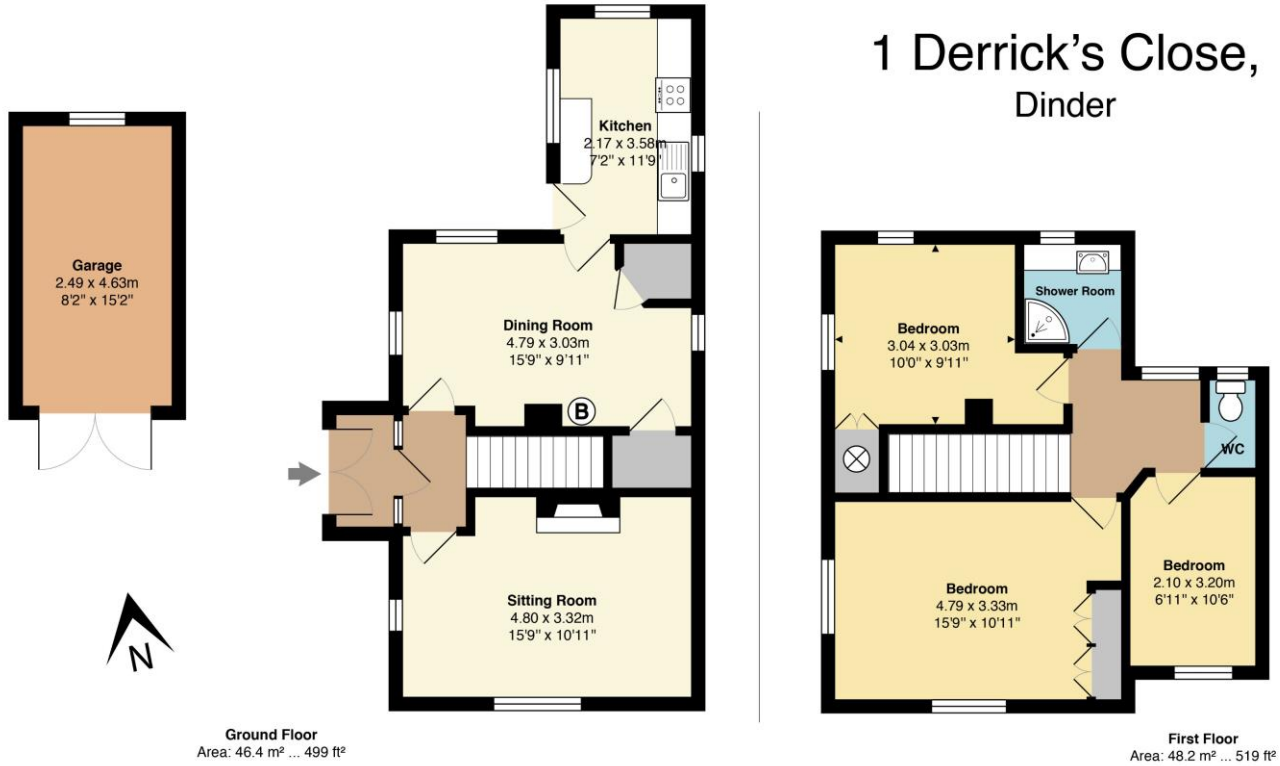
Tenure: Freehold

Motorway Links
- M4
- M5

Train Links
- Castle Cary
- Bath Spa & Bristol Temple Meads

Nearest Schools
- Croscombe
- Wells

1 Derrick's Close,
Dinder



Ground Floor
Area: 46.4 m² ... 499 ft²

First Floor
Area: 48.2 m² ... 519 ft²

Approximate gross internal floor area - 94.6 m^2 / 1,018 ft^2 (excluding Garage)

Whilst every attempt has been made to ensure the accuracy of this floor plan, 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. All room measurements are maximum dimensions.



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