



£380,000

At a glance...



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**holland
& odam**

10 Smiths Close
Rodney Stoke
Cheddar
Somerset
BS27 3XF

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells take the A371 towards Cheddar. Continue for about 4 miles into Rodney Stoke and the property can be found on the left hand side towards the end of the village.

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

Rodney Stoke is a rural village situated on the edge of the Mendip Hills and about 5 miles away from the cathedral city of Wells and c.2 miles from the well served village of Cheddar. There is a bus service to Wells and Weston-super-Mare. There are an extensive range of amenities available at Wells or nearby Cheddar including supermarket, leisure centres, restaurants and pubs. Schools include Draycott village primary school (approximately 2 miles away) and Fairlands Middle and Kings of Wessex Senior School both in Cheddar. Private schooling in the area includes Sidcot School, Wells Cathedral School and Millfield.

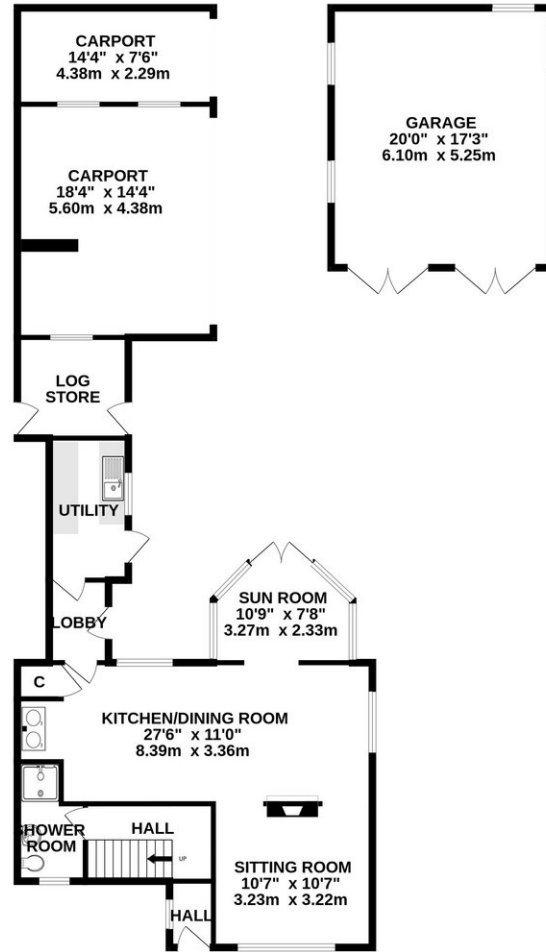
Insight

A semi-detached house set in a large plot with far reaching views to the rear. Detached garage and three carports with plenty of parking. The property is well presented and was originally configured as three bedrooms and offers plenty of scope to extend (stpp).

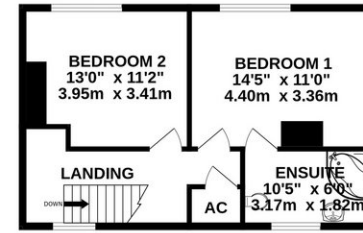
- Offering huge potential
- Open plan ground floor accommodation with living area, large kitchen with Rayburn and a sun room off
- Utility room and ground floor shower room
- Two double bedrooms (one with en suite bathroom)
- Gas fired central heating and double glazing
- Large garden to the rear with pond and fruit trees
- Beautiful views across countryside to the rear
- Detached garage and three bay carport (with power and light) in addition to further outbuildings
- Masses of parking and turning space



GROUND FLOOR
1518 sq.ft. (141.0 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1973 sq.ft. (183.3 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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