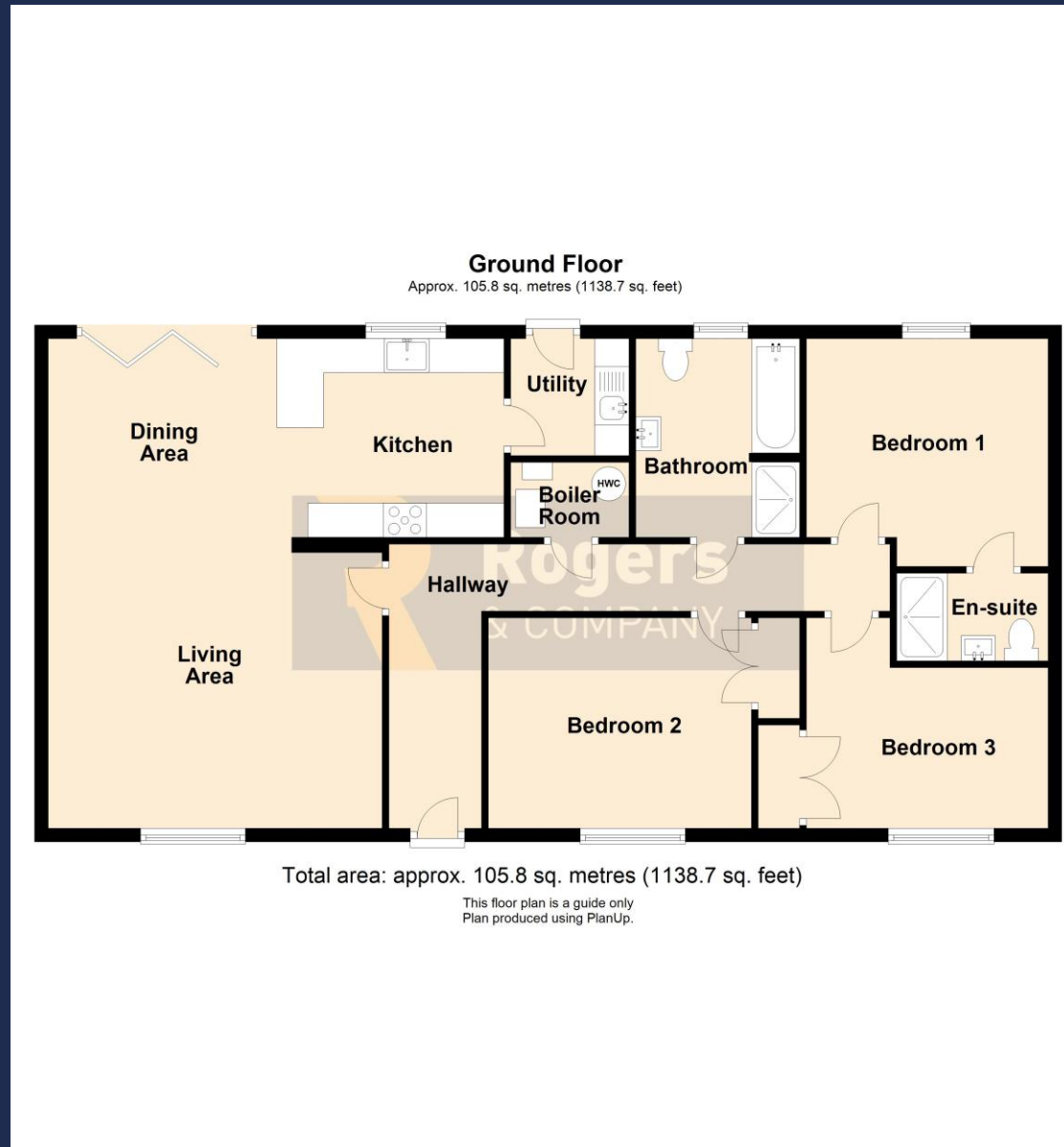




1 Ivy Close  
Quarry Lane  
Leigh On Mendip  
Somerset  
BA3 5ZE

## Guide Price £470,000

Ivy Close is a brand new exclusive, gated development, built on the outskirts of this popular Mendip village. Almost equidistance between, Frome, Midsomer Norton and Shepton Mallet, with Babington House and Vobster Quay, less than 3 miles away. Bath is a 30 minute drive with Bristol 45 minutes away. The village has the benefit of a superb local pub and is literally yards from the Primary school. These homes have been built to an exacting and high efficiency specification. With an air source heat pump providing underfloor heating throughout with individual room thermostats. There is a solar PV system with battery storage, rainwater recycling system and an electric car charging point. The finish on these homes is exemplary with superb fittings used throughout. The close is attractive with these Cedar clad properties all benefitting from generous plots with sensible sized landscaped gardens and driveway parking.



### Residential Sales

*Knowledge and service is key; this coupled with confidence and motivation make this department a formidable force, with local knowledge comes the confidence to be able to offer the service you expect. Knowing the value of your home is very difficult to predict; using our experience and in-trade tools available to us will give you the best chance of achieving the greatest price from the most suitable buyer in a time frame that works with you.*

### Residential Lettings

*Looking after your investment is our main objective, finding quality tenants and maintaining the property to a high standard makes for a 'Happy Tenancy', our no hidden extras fee structure is highly competitive (if not cheaper) than most agents.*

### Commercial Sales and Leasing

*Having been one of the main local commercial agents in the town; over the past decade; we have been able to assist in modelling the centre by grouping like minded shops enabling them to support each other. In addition we have let numerous industrial units and office complexes in the Commerce Park, Marston and Wallbridge trading estates to both small and large organisations. We believe being passionate about Frome enables us to convince companies relocating or expanding to the area.*





- Exclusive Private Development
- Secure Electric Gated Access
- 'A' Rated Superb Efficient Design
- Air Source Heat Pump Distributed Through Underfloor Heating
- Solar Photovoltaic Panels With Battery Storage, Rainwater Recycling System
- Superbly Insulated, High Performance Glazing
- Three Bedrooms. En-Suite Shower Room
- Well-Appointed Kitchens with Granite Worktops and Built In Appliances
- Large, Contemporary Living Area With Bi-Fold Doors Out To The Garden
- Generous Gardens, Landscaped With Views Of The Church

- Open Plan Living/Dining Area 22' 10" (6.96m) x 16' 2" (4.93m)
- Kitchen Area 10' 10" (3.3m) x 9' 8" (2.95m)
- Utility Area 5' 8" (1.73m) x 5' 8" (1.73m)
- Bedroom One 11' 8" (3.56m) x 11' 4" (3.45m) reducing to 9' 8" (2.95m)
- En-Suite Shower Room 7' 9" (2.36m) x 4' 3" (1.3m)
- Bedroom Two 12' 6" (3.81m) x 9' 0" (2.74m)
- Bedroom Three 11' 8" (3.56m) x 6' 6" (1.98m)
- Bathroom 9' 8" (2.95m) x 8' 0" (2.44m)



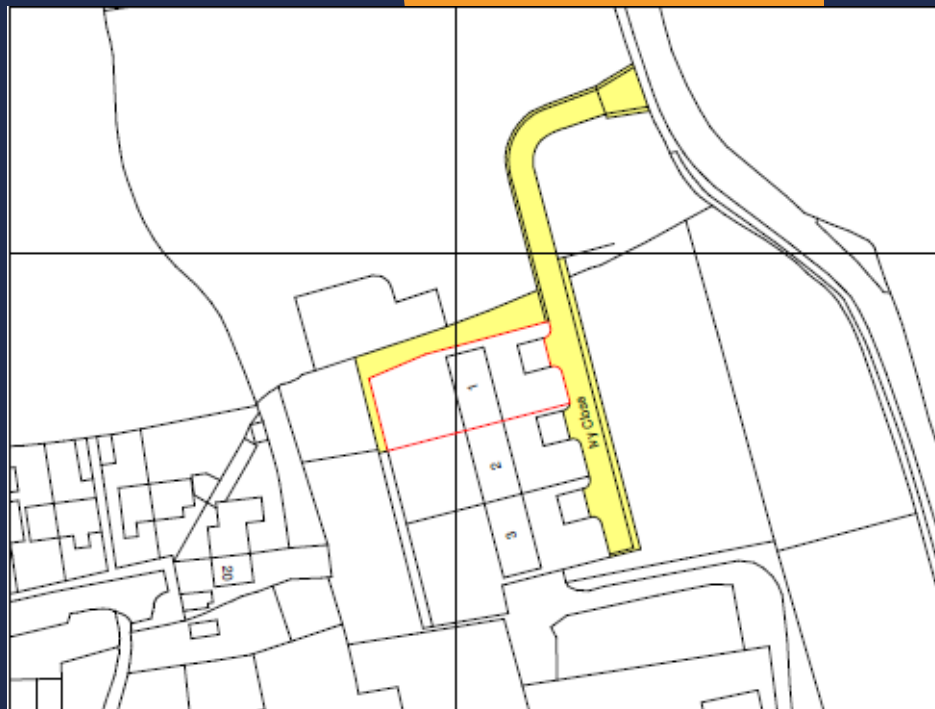
Score	Energy rating	Current	Potential
92+	A	101 A	121 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The properties are Freehold with an annual service charge for the maintenance of the electric gates, lighting, block paved private road, verges and water waste pump at £300 per annum.

Mains Water, Electricity, Sewerage and Fibre Internet are connected

The Council Tax Band is yet to be rated.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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