



 3  1  1 EPC D

£475,000 Freehold

15 Stoberry Avenue
Wells
BA5 2TF

COOPER
AND
TANNER



15 Stoberry Avenue

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 3  2  1 EPC D

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DESCRIPTION

A detached three bedroom home set on the ever desirable Stoberry Avenue with a large South-West facing garden, garage, parking and offered for sale with no onward chain. The property is presented in good order throughout whilst still offering scope to extend and improve further if desired.

Upon entering the house is a light and spacious entrance hall with a storage cupboard and space for shoes and coats. At the rear of the house is the kitchen/dining room with a recently fitted kitchen with an array of units, space for a freestanding cooker, washing machine and dishwasher along with ample space for a table to seat four to six people. Double doors open into the sitting room, running the depth of the house, with a dual aspect view over gardens and an electric fire, with open chimney behind, as the focal point. Sliding doors provides access from the sitting room onto the patio and gardens beyond.

To the first floor are three bedrooms, two spacious double bedrooms, the main bedroom having fitted wardrobes. The third bedroom is a good sized single but would also make a great home office if desired. A recently fitted shower room has been finished to a high standard and features a walk-in shower, wash hand basin, heated towel rail and storage. Adjacent to the shower room is a separate w/c.

OUTSIDE

The gardens are mainly laid to lawn with a wide variety of mature shrubs, bushes and climbing plants. Two patios provide marvellous spaces for outside furniture and entertaining, one benefitting from a sunny aspect and the other is sheltered beneath an established apple tree. A pathway to the side allows access to the garden without having to go through

the house and a wooden shed provides additional storage if needed. To the front of the house is a pretty front garden, mainly laid to lawn, a driveway for one car and a single garage with light and power.

LOCATION

Wells is the smallest cathedral city in England. It caters for most everyday needs, offering good shopping facilities as well as restaurants and pubs, a cinema, churches of most denominations, together with open-air markets on Wednesdays and Saturdays.

Schools are plentiful with the Cathedral School, the Blue School and a choice of primary schools in Wells, Millfield School in Street and Downside school in Stratton-on-the-Fosse are easily accessible.

There are good road connections to Bristol, Bath, the motorway system and Bristol Airport, with rail links from Castle Cary (about 20 minutes drive away) to London Paddington.

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

Leaving Wells city centre head towards Bath via the Liberty and then into St Thomas Street (B3139). Once in St. Thomas Street continue for approx. 250m and take the first left into North Road. Continue for approx 400m and turn right into Stoberry Avenue. The property is a little further along on the left.

REF:WELJAT26102022

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: D

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 989 sq.ft. (91.9 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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