



 2  1  1 EPC TBA

£249,950 Freehold

15 Churchill Close
Wells
BA5 3HY

COOPER
AND
TANNER



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DESCRIPTION

Set within a quiet cul de sac on the eastern fringes of the city, is this spacious two bedroom end of terrace home, with a south-west facing rear garden and views towards both Tor Woods and Wells Cathedral. The property is presented in excellent order throughout and would make a fantastic first-time purchase, investment or downsize.

Upon entering the house is a spacious hall with plenty of space for both shoes and coats and doors leading to all rooms on the ground floor. The kitchen/dining room is generous in size offering space for a dining table to seat four to six people and has a door leading out the conservatory, offering further space for seating and views overlooking the garden. The kitchen has a range of wood effect Shaker style cupboards, an integrated electric oven, gas hob, slimline dishwasher and space for a fridge/freezer. From the hallway, to the right of the kitchen, is the utility room to which comprises a WC, wash hand basin, space and plumbing for both a washing machine and tumble dryer and useful extra 'day to day' storage space. The sitting room is a good size, also benefitting from a door leading out to the conservatory and features a fire surround as the main focal point of the room, currently with a electric fire in situ.

Stairs rise to the first floor with two generous double bedrooms, a bathroom and a separate WC. The first of the bedrooms has built-in wardrobes and a rear aspect with views towards Wells Cathedral. The second bedroom, again double in size also benefits from a rear aspect and Cathedral views. The bathroom is fully tiled with wood effect flooring and comprises a bath with shower above and wash basin. A separate toilet can be found from the hallway to the right of the bathroom, along with two further storage cupboards, one housing the combi-boiler.

OUTSIDE

The gardens have been transformed and landscaped by the current owners offering a low maintenance style space, mainly laid to patio

throughout, with areas of decking and gravel. To the front stairs rising to a higher tier, offering further space for pots or an extra seating area. A path leads to the side of the property, leading to the South West facing rear garden. The rear garden features a summer house, benefitting from power, and providing great space for both garden tools, and a separate part perfect for an outside study or workshop. The garden is mainly laid to patio, with an area of decking, perfect for outside seating.

LOCATION

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

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

DIRECTIONS

From Wells take the B3139, St. Thomas Street, signposted to Bath. Continue along St. Thomas Street which turns into Bath Road, passing Budgens garage on the right. Take the third right into Churchill Road East, follow the road round to the left and take the first right into Churchill Close.

REF:WELJAT26052023

Local Information Wells

Local Council: Mendip

Council Tax Band: B

Heating: Gas central heating

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

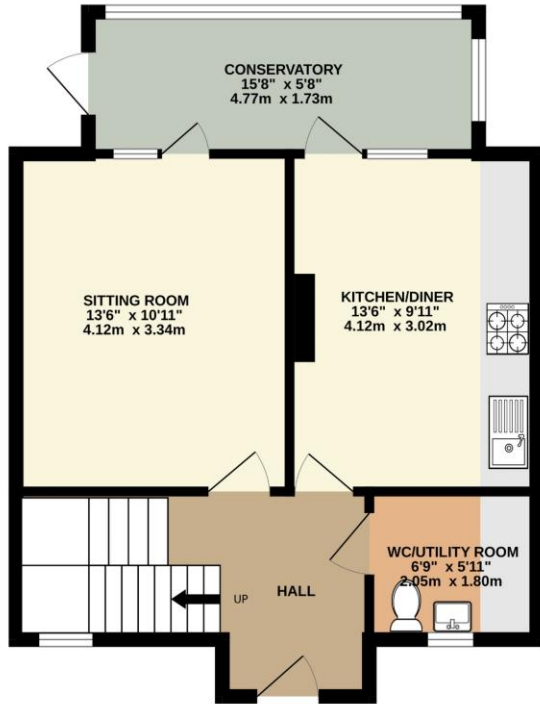
- Castle Cary
- Bath Spa
- Bristol Temple Meads



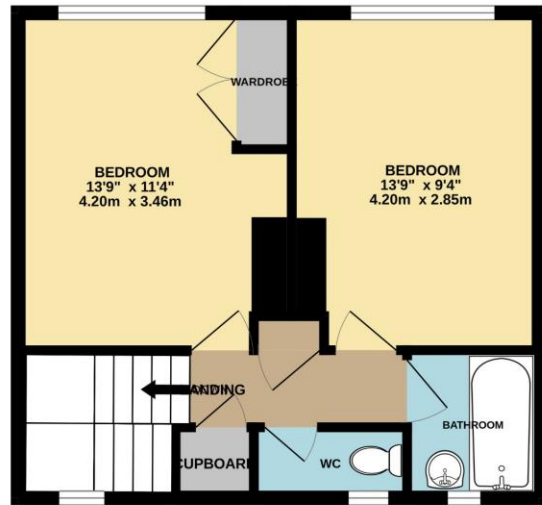
Nearest Schools

- Wells & Horrington

GROUND FLOOR



1ST FLOOR



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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