



 4-5  1-2  3 EPC D

£325,000 Freehold

7 Churchill Road  
Wells  
BA5 3HZ

**COOPER  
AND  
TANNER**





# 7 Churchill Road Wells BA5 3HZ

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## £325,000 Freehold

### DESCRIPTION

An extended four bedroom semi-detached family home offering marvellous views towards the Cathedral and offered with no onward chain. The property has undergone extensions to the side and rear but is in need of updating and renovating internally.

Upon entering the property is an entrance hall with under the stairs storage, leading into the kitchen/breakfast room with a range of fitted units, electric oven and hob and space for a dishwasher. Adjoining the kitchen is a utility room which has additional units and plumbing for a washing machine along with access to both the integral garage and downstairs shower room. The shower room benefits from shower cubicle, toilet, wash hand basin and heated towel rail. The sitting/dining room runs the depth of the house providing it with a dual aspect and sliding doors onto the patio and ample space for several large sofas and a generous dining table. A further reception room has currently been designed as a dining room but could easily be used as a further snug, playroom, office or bedroom if required.

The first floor landing splits into two wings, one of which is the master suite which comprises of a vaulted bedroom with beams and marvellous views towards Wells Cathedral and St. Thomas Church. The principal bedroom has an ensuite shower room with walk in shower, toilet and wash hand basin with storage beneath. There are three further bedrooms, a double and single bedroom to the front and both having built in storage and lovely views over the city. A double bedroom at the rear benefits from a view over the gardens and adjoining is the family bathroom with a shower over the bath, toilet and wash hand basin.

### OUTSIDE

On approaching the property is a gravel driveway which can easily accommodate three cars with the integral garage

providing extra space or either storage or a car. The rear garden is set over two levels, the lower level which is paved provides a fantastic area for outside seating with sliding doors from the sitting/dining room. Steps lead from the patio to an area of lawn with a raised bed and area of bark, perfect for outside play equipment.

### LOCATION

The picturesque City of Wells 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 second left into Churchill Avenue and continue to the top of the road and bare right into Churchill Road. The property is the fourth house on the left.

REF:WELJAT17072024

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** B

**Heating:** Gas central heating

**Services:** Mains drainage, water, gas and electricity

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

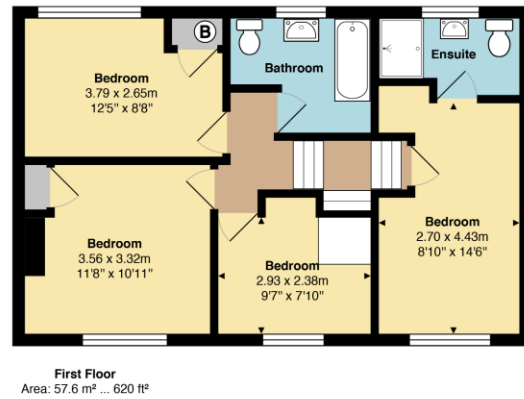
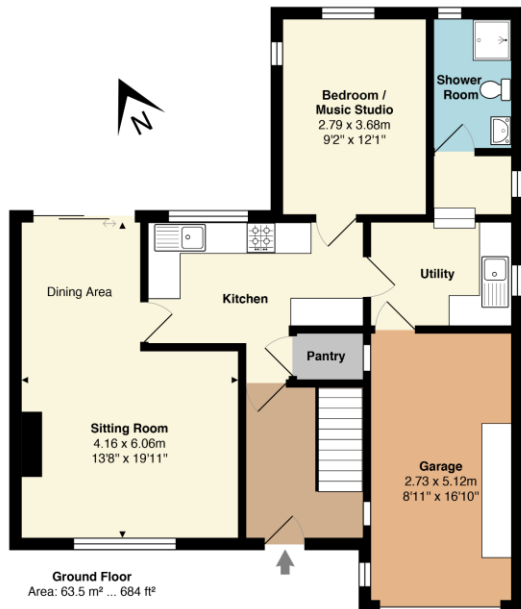


#### Nearest Schools

- Wells

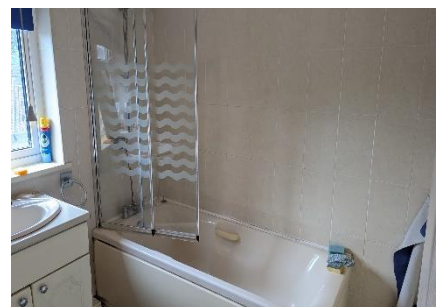


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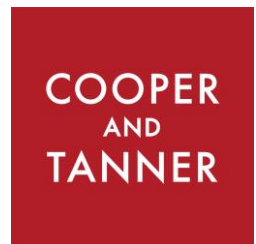


Approximate gross internal floor area - 121 m<sup>2</sup> / 1,304 ft<sup>2</sup> (excluding Garage)

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.



**WELLS OFFICE**  
 telephone 01749 676524  
 19 Broad Street, Wells, Somerset BA5 2DJ  
[wells@cooperandtanner.co.uk](mailto:wells@cooperandtanner.co.uk)



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