



 3  2  1 EPC TBA

Offers Over
£350,000 Freehold

57 Mount Pleasant Avenue
Wells
BA5 2JG

**COOPER
AND
TANNER**



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DESCRIPTION

An extended three bedroom semi-detached home with large south facing garden and large garage, set in the desirable Mount Pleasant Avenue. The property has been within the same ownership since 1977, extended in 1981 and now offers scope for someone to place their own mark.

Upon entering the house is a spacious hall with storage under the stairs. The sitting room is a large room with a gas fire as the focal point and a view over the front garden. The kitchen has been extended and features a range of fitted units, built-in dishwasher, double electric oven, microwave, breakfast bar and a dual aspect with views over the gardens. A utility area can be found at one end of the kitchen with plumbing for a washing machine, space for a tumble dryer and a door opens to an inner hall accessing the front of the house, back garden and garage. The dining room is adjacent to the kitchen and offers ample space for a dining table to seat eight people along with sliding doors opening to the patio and gardens beyond.

To the first floor are three bedrooms and the family bathroom. The main bedroom features an array of fitted wardrobes and has views to the front. The second bedroom is double in size with wonderful garden views to the rear. The third bedroom is a good sized single and the bathroom is fully tiled and comprises; a bath with shower above, toilet and wash basin.

OUTSIDE

Approaching the property is a driveway for one car leading to a larger than average garage measuring 8m long and benefitting from light, power along with a door opening to a side porch with access directly into the house via the kitchen. The substantial garden to the rear faces South and benefits

from an array of flowers, mature trees, shrubs and lawn with pretty borders. A patio area provides an area perfect for outside furniture and entertaining. A greenhouse provides a great area for growing and a wooden shed provides useful storage.

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 central Wells take the Wookey Hole Road. Continue for approx. 200 metres and turn left into Blake Road. At the end of the road turn right into Welsford Avenue. Then first left into Mount Pleasant Avenue, the property can be found on your left.

REF:WEL07012026

Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

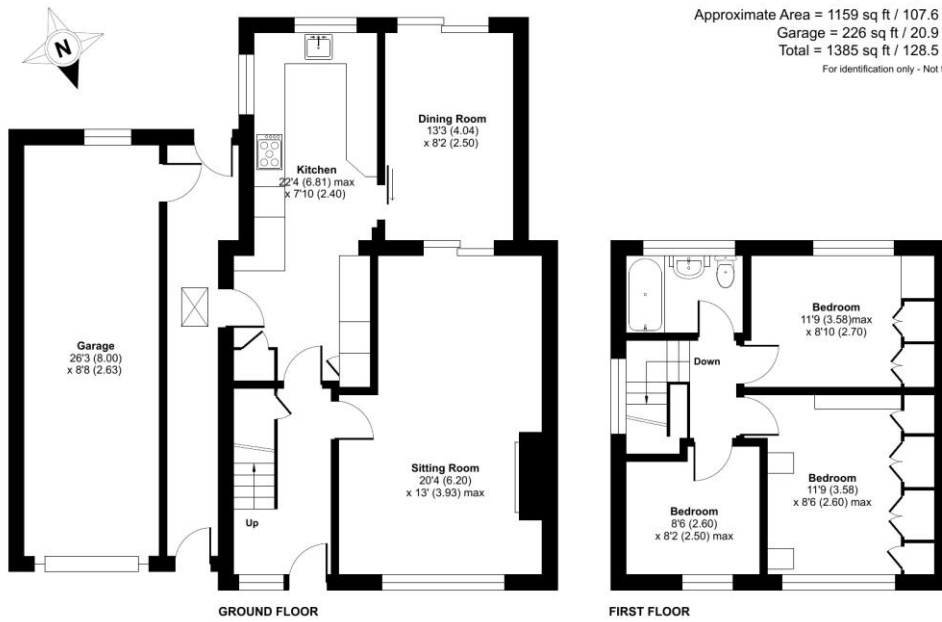
Mount Pleasant Avenue, Wells, BA5

Approximate Area = 1159 sq ft / 107.6 sq m

Garage = 226 sq ft / 20.9 sq m

Total = 1385 sq ft / 128.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Cooper and Tanner. REF: 1396974



WELLS OFFICE

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