



 4  2  1 EPC D

£375,000 Freehold

3 Portway  
Wells  
BA5 2BA

COOPER  
AND  
TANNER





# 3 Portway Wells BA5 2BA

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## £375,000 Freehold

### DESCRIPTION

A splendid four bedroom period property with character features throughout, enclosed west facing gardens and within easy reach of the High Street, amenities and Wells Cathedral. The property has been enhanced by the current owner and would make a wonderful home for a family or someone downsizing and desiring all amenities close by.

Upon entering the house is a light and bright entrance hall with original wooden door with stained glass, exposed wooden floors and storage beneath the stairs. The sitting room is situated at the front of the house with an open fire as the focal point, along with bespoke shelves, wooden floors and a view towards St Cuthberts Church. The dining room has fitted storage, a view to the garden and ample space for a table to accommodate six to eight people. The kitchen features an array of fitted units, space and plumbing for white goods and access directly out to the enclosed rear gardens.

To the first floor are two spacious double bedrooms, both with feature fireplaces, one looking out towards St Cuthberts church and the other looking out over the gardens. The shower room has been beautifully finished with a large walk-in shower, toilet, wash basin and heated towel rail.

The second floor features two further bedrooms, a good sized single and a double with storage in the eaves. These two rooms could be knocked together to create one large principal suite, if desired.

### OUTSIDE

The enclosed rear garden has a westerly aspect benefitting from an abundance of afternoon sunshine. Within the garden is an

area for patio furniture and dining surrounded by borders of shrubs, bushes and flowers.

Parking permits can be purchased for nearby on street parking.

### 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 our offices in Broad Street, Wells, continue into Priory Road and at the junction turn right into Princes Road. Continue for approx. 250m to the traffic lights. Go straight across the traffic lights, where the road becomes Portway, Number 3 can be found on the left hand side, opposite The Little Theatre.

REF: WELJAT25072025

#### Local Information Wells

**Local Council:** Somerset 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

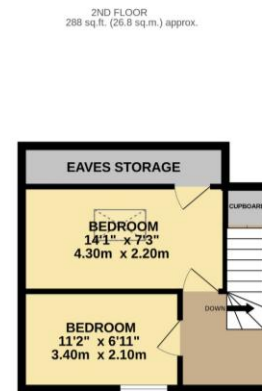




TOTAL FLOOR AREA: 1340 sq.ft. (124.5 sq.m.) approx.

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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## WELLS OFFICE

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