



 2  1  1 EPC To Follow

Freehold £299,950

14 Lethbridge Road
Wells
BA5 2FD

COOPER
AND
TANNER



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DESCRIPTION

A deceptively spacious, extended two bedroom semi-detached bungalow set within a no through road on a popular residential area. The property has been fully renovated and extended in recent years with updated kitchen, windows, doors, boiler and bathroom. Offered to the market with NO ONWARD CHAIN.

Upon entering the property is a large entrance hall with ample space for shoes and coats, also accommodating the recently fitted gas boiler (2023). From the hall is the light and airy sitting/dining room, with lovely views over the front garden along with space for both comfortable seating and a dining table to seat four to six people. Adjacent, is the modern kitchen with cream gloss units topped with light wood effect work surfaces. Within the kitchen is an integrated gas hob, electric AEG oven, NEFF extractor hood, integrated slimline dishwasher and integrated fridge along with space and plumbing for a washing machine.

Situated to the rear of the property are two bedrooms, both double in size and benefitting from extension. One with a window overlooking the rear garden and the other with French doors out to the garden. The bathroom, with pale grey tiles, comprises; a bath with shower above, hidden cistern toilet, vanity wash basin and radiator.

OUTSIDE

To the front of the property is a low maintenance garden and driveway parking for four to five cars. The fully enclosed rear garden is designed and landscaped to be low maintenance. The garden is laid out with a patio area, ideal for outside furniture and entertaining, along with an area of gravel with central circular patio. A raised beds edged with sleepers

provides a space for further planting. The garage has an 'up and over' door and benefits from a pedestrian door to the side along with light and power.

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

Proceed out of Wells on the A371 signposted Cheddar onto the Portway. Take the first right into Charter Way. Proceed along Charter way passing Barnard Court on the left. Take the next turning on the right into Lethbridge Road. and the property can be found a little further along on the right.

REF:WELJAT15012025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

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



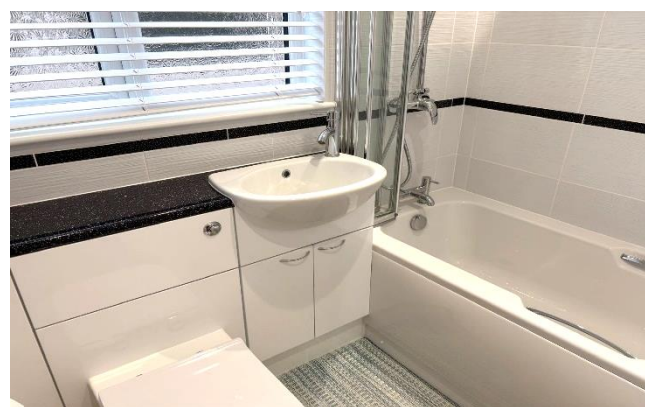
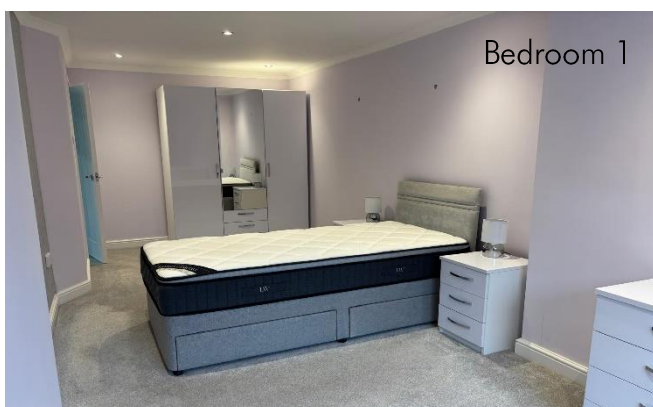
Nearest Schools

- Wells

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metreapp (2023)



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