



 2  1  1 EPC C

£265,000 Freehold

3 St. Andrews Walk
Wells
BA5 2LJ

COOPER
AND
TANNER



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DESCRIPTION

A beautifully presented two bedroom mid terrace home in a quiet, tree lined setting with garden and allocated parking space. The property is situated just a short walk from the High Street and amenities and is offered with NO ONWARD CHAIN.

Upon entering the property is a spacious entrance hall and downstairs w/c. The sitting room has a lovely southerly aspect over the footpath and trees to the front along with an understairs storage nook and a mantelpiece, with electric fire in situ, as the focal point. Overlooking the garden is the kitchen/dining room which comprises ample storage cupboards with light wood effect doors and drawers, an electric oven, gas hob along with space for a washing machine and fridge freezer. The dining area is carpeted and offers space for a four seat dining table and French doors leading to the garden.

From the sitting room stairs rise to the first floor with two double bedrooms and the family bathroom which features a bath, toilet and wash basin. The main double bedroom has two windows to the front and benefits from an ensuite shower room with shower enclosure, WC and wash basin. The further double bedroom benefits from a pleasant aspect, with two windows overlooking the garden to the rear.

OUTSIDE

The garden has a paved patio with a gravelled area alongside, ideal for outside furniture and entertaining. The lawn is bordered by mature shrubs and flowering plants. To one side a paved path leads to a pedestrian gate, which in turn leads to the parking area and allocated parking for one car.

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

Directions: On foot – From the Wells office continue from Broad Street into Priory Road. At the junction turn left, still Priory Road, and take the next right into West Street. Continue for approx. 100m and take the footpath on the left, St Andrews Walk. The property is on the right hand side. Parking is available at the rear of the property and can be accessed from St. Andrews Mews.

REF:WELJAT28032025

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

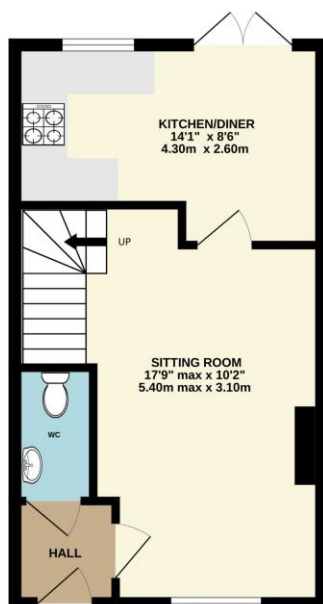
- Castle Cary
- Bath Spa
- Bristol Temple Meads



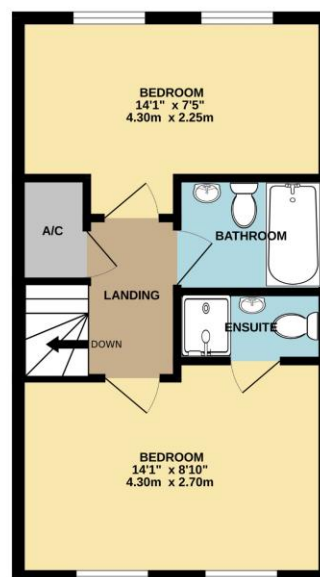
Nearest Schools

- Wells

GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.0 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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