



 3  1  1 EPC E

Freehold £260,000

12 Tuddington Gardens
Wells
BA5 2EJ

COOPER
AND
TANNER



12 Tuddington Gardens Wells BA5 2EJ

 3  1-2  1 EPC E

£260,000 Freehold

DESCRIPTION

A three bedroom semi-detached family home set within a quiet cul de sac on the West side of Wells in need of full renovation.

The property has been within the same family ownership for over 40 years and now offers scope for someone to purchase, enhance and extend to create a wonderful home, subject to the necessary consents.

Upon entering the home is a spacious hall leading to the sitting room with large window to the front and fireplace. Running the width of the property is the kitchen/dining room with storage units, space for a cooker and table to seat six people along with access out to the garden.

To the first floor are two double bedrooms and a single bedroom, two of the bedrooms having views of Glastonbury Tor and one bedroom looking out over the gardens to the rear. The bathroom comprises a bath, toilet and wash hand basin.

OUTSIDE

Approaching the property is a driveway for two cars with a front garden. The rear garden has an area of lawn, a patio and a large wooden shed for storage.

LOCATION

Wells is the smallest cathedral city in England. It caters for most everyday needs, offering good shopping facilities as well as restaurants and pubs, a cinema, churches of most denominations, together with open-air markets on Wednesdays and Saturdays.

Schools are plentiful with the Cathedral School, the Blue School and a choice of primary schools in Wells, Millfield School in Street and Downside school in Stratton-on-the-Fosse are easily accessible.

There are good road connections to Bristol, Bath, the motorway system and Bristol Airport, with rail links from Castle Cary (about 20 minutes drive away) to London Paddington.

Sporting facilities in the area include racing at Wincanton and Bath, golf at Wells and near Oakhill, sailing or fishing at Chew Valley and Blagdon lakes. In addition, there is a Leisure Centre in Wells offering a variety of recreational facilities.

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From the Wells office, continue along Priory road to the roundabout. At the roundabout take the third exit onto Strawberry Way (passing Lidl on your right). At the traffic lights turn left into Burcott Road. Continue for approx. 400 metres, passing a row of shops on your left, continue for a further 50 metres and take the next right into Tuddington Gardens. The property can be found further along on the left.

REF:WELJAT28052025

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



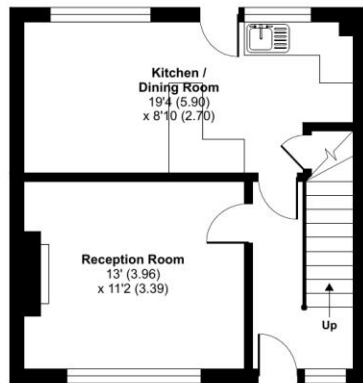
Nearest Schools

- Wells

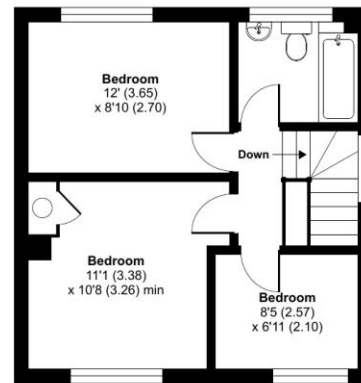
Tuddington Gardens, Wells, BA5

Approximate Area = 812 sq ft / 75.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Cooper and Tanner. REF: 1277866



WELLS OFFICE
 telephone 01749 676524
 19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

**COOPER
 AND
 TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

