



20 Stobery Avenue, Wells, BA5 2TF

Offers in Excess of  
£500,000 Freehold

COOPER  
AND  
TANNER







# 20 Stoberry Avenue Wells, BA5 2FT

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Offers in Excess of £500,000 Freehold

## DESCRIPTION

A delightful three double bedroom detached bungalow situated within a quiet cul-de-sac, backing onto the grounds of Stoberry Park, whilst still being within easy reach of the city centre. The property has been transformed by the current owner who has renovated throughout, creating a light and airy property with three ensuite bedrooms.

Upon entering the bungalow is a light and spacious entrance hall with storage, bespoke bookshelves and a WC with wash hand basin. The kitchen/dining room benefits from a dual aspect and French doors opening out to the enclosed rear gardens. The kitchen comprises a range of fitted units, an AGA, breakfast bar, plumbing for white goods and space for a table to accommodate six people. The sitting room is situated at the front of the property which faces South-West and has a bay window.

From the main hall are three double bedrooms,

all of which benefit from an ensuite shower room. One of the double bedrooms looks out to the gardens and open countryside to the rear. Another double, looking out to the front of the property with a dual aspect and a third double bedroom which is currently used as a home office/gym.

## OUTSIDE

The garden is laid to lawn and feature an array of shrubs, flower beds and established climbing roses. From the garden is a lovely area for seating, perfectly positioned to look over the grounds of Stoberry Park and enjoy the local wildlife. At the front of the property is a driveway for one car which could be extended subject to the necessary consents.

## LOCATION

Wells is the smallest cathedral city in England. It caters for most everyday needs, offering good shopping facilities as well as restaurants and

















## LOCATION (continued)

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

Leaving Wells city centre head towards Bath via the Liberty and then into St Thomas Street (B3139). Once in St. Thomas Street continue for approx. 250m and take the first left into North Road. Continue for approx. 400m and turn right into Stoberry Avenue. The property is at the top on the right-hand side.

REF:WELJAT12082024



### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** D

**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



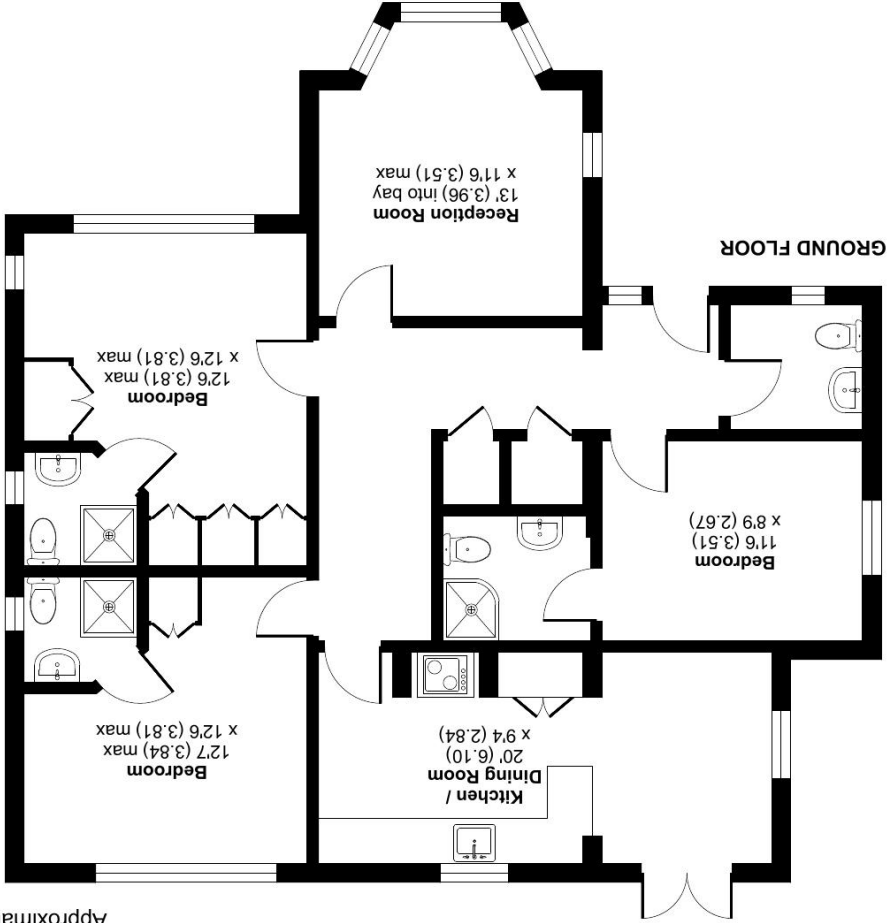
### Nearest Schools

- Wells (primary and secondary)

# Stoberry Avenue, Wells, BA5

Approximate Area = 1045 sq ft / 97.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMIS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1168694

## WELLS OFFICE

telephone 01749 676524

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