



 2  1  1 EPC D

£295,000 Freehold

5 Paray Drive
Wells
BA5 3HW

**COOPER
AND
TANNER**



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DESCRIPTION

A spacious two bedroom semi-detached bungalow with South-West facing gardens, garage, carport and offered with no onward chain. The property has been well-maintained and upgraded over the years by the current owner and is presented in good order throughout.

Upon entering the bungalow is a light entrance hall with boiler cupboard and storage. The kitchen comprises a range of fitted wall and base units, gas double oven, gas hob, space and plumbing for a dishwasher and fridge/freezer along with a door opening out to the side of the property and carport. The carport then provides access to the single garage with an electric garage door, at the rear is a utility room area with plumbing for a washing machine and tumble dryer. The spacious sitting/dining room looks out over the front gardens and has ample space for a dining area to seat eight people along with space for comfortable seating.

An inner hallway provides access to both bedrooms which are well-proportioned doubles having views overlooking the South-West facing gardens. The shower room has the benefit of a large walk-in shower, toilet, wash basin and heated towel rail.

OUTSIDE

Approaching the property is a pretty front garden and driveway to accommodate two cars along with a carport and single garage with electric door to the front and pedestrian door to the side. A side passage provides access to the garden which opens up to a large, paved area, perfect for outside seating and entertaining. The garden faces South-West and so benefits from the sun throughout the day. Within

the garden are a wide variety of shrubs, bushes, flowers along with a small pond, all enclosed by wooden fencing.

LOCATION

The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself 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 central Wells take the B3139 - St. Thomas Street (signposted to Bath) continue along St. Thomas Street passing the Budgen's Petrol station on your right. Take the next left into Hawkers Lane and then first left into Paray Drive. The property can be found a little further along on the left hand side.

REF:WELJAT31072023

Local Information Wells

Local Council: Mendip

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

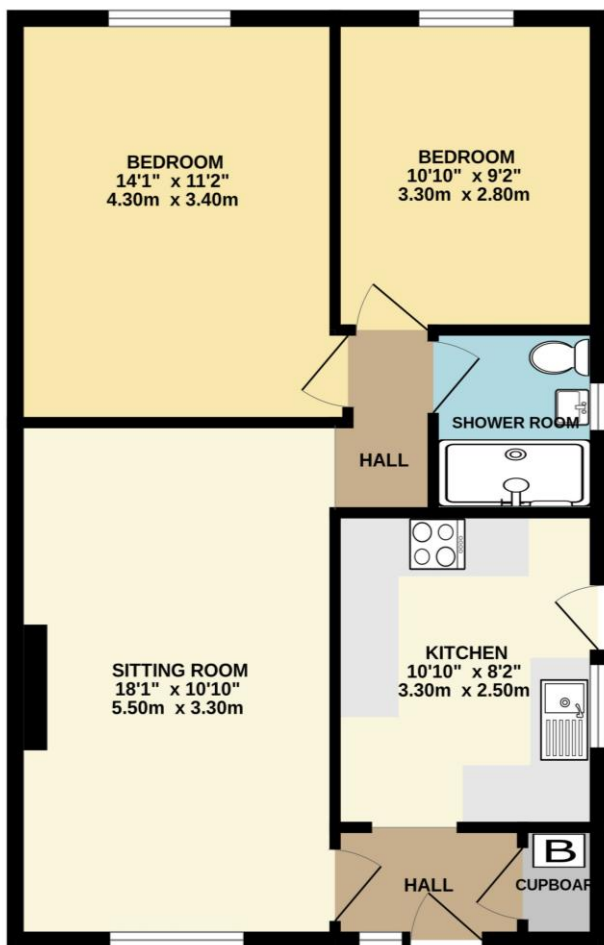
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA: 651 sq.ft. (60.5 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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