

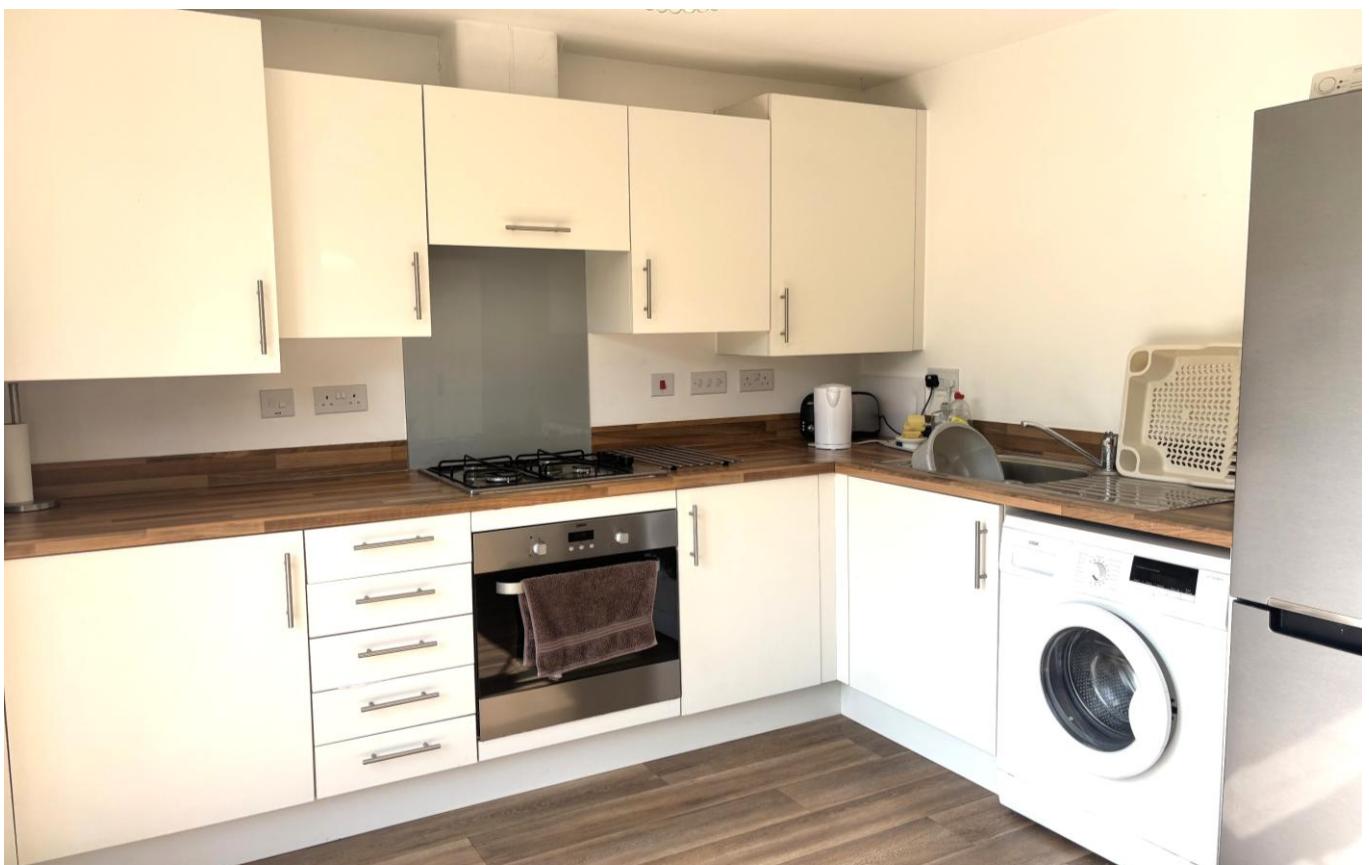


 2  1  1 EPC C

£258,000 Freehold

3 Clares Road  
Wells  
BA5 1FJ

COOPER  
AND  
TANNER



# 3 Clares Road Wells BA5 1FJ

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## DESCRIPTION

A marvellous two bedroom end of terrace property set within a quiet cul de sac location, just a short walk from the High Street and historic centre. The house was built in 2015 and is presented in immaculate order throughout, making a fantastic first time or investment purchase. Offered to the market with NO ONWARD CHAIN.

Upon entering the property is a spacious entrance hall leading to a downstairs cloakroom with toilet and wash hand basin. The sitting room has the benefit of a window to the front and is a spacious room with ample space for comfortable seating and additional furniture. Running the width of the house is the kitchen/dining room, a lovely room with French doors opening out to the sunny garden. The kitchen features an array of wall and base units, electric oven, gas hob and ample work surface space. The dining area offers plenty of space for a dining table to seat four to six people and a large understairs cupboard offers useful day to day storage.

Stairs rise to the first floor with two double bedrooms and bathroom. The main double bedroom has the benefit of a large walk-in wardrobe whilst a further double looks out over the gardens. The bathroom comprises a walk-in shower, toilet and wash hand basin.

## OUTSIDE

To the front of the house is a paved driveway for two cars and pathway leading to the front door. Access to the garden can either be had by a side gate to the garden or by the French doors of the kitchen/dining room. The garden has artificial grass lawn with borders of shrubs covered in bark chippings, along with a decking area which makes an ideal area for outside furniture and entertaining. At the far end of the garden is a wooden shed which provides additional storage.

## 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.

## DEVELOPMENT CHARGE

Circa. £500 per annum to cover maintenance and lighting of communal areas within the development

## VIEWING

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

## DIRECTIONS

From the Wells office, continue along Priory Road to the roundabout. Take the first exit onto the A371 East Somerset Way continue straight on through the traffic lights, passing Morrisons on the left. Take the next left into Thompson Road and then second left into Clares Road. The property can be found a little further along on the left.

REF:WELJAT30012026

## Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** C

**Heating:** Gas central heating

**Services:** Mains drainage, gas and electricity

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

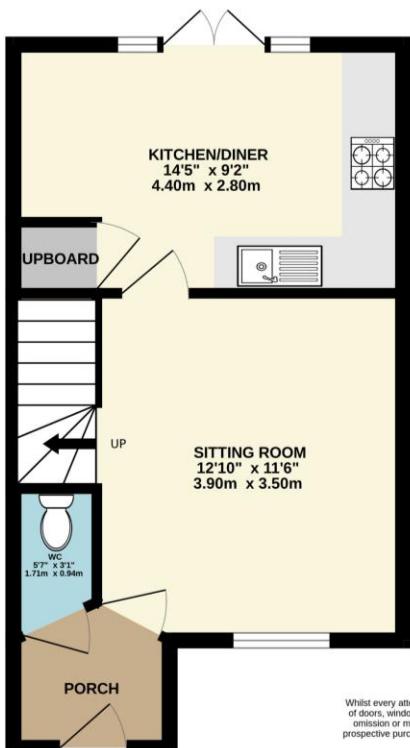
- Castle Cary
- Bath Spa
- Bristol Temple meads



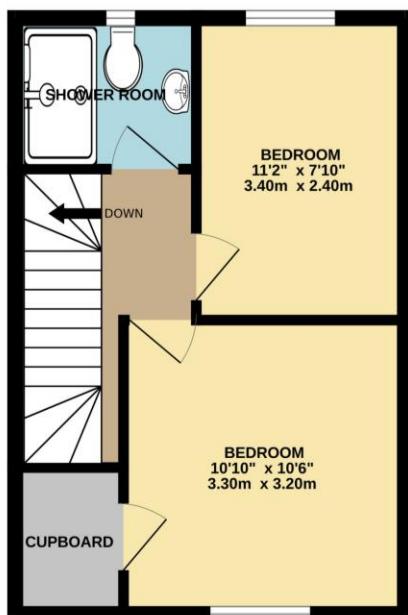
### Nearest Schools

- Wells

GROUND FLOOR



1ST FLOOR



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 fixtures have not been tested and no guarantee as to their operability or efficiency can be given.

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**COOPER  
AND  
TANNER**

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