

16 Fairways

Wells, BA5 2DF



£450,000 Freehold

A rare opportunity to acquire a good sized four bedroom family home with a large attached workshop/double garage offering potential for secondary accommodation or business (STPP). EPC:D

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 4  3  2 EPC D

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DESCRIPTION

A rare opportunity to acquire a good sized family home with a large attached workshop/double garage offering potential for secondary accommodation or business STPP.

This deceptively spacious four bedroom house has three reception rooms and a recently fitted kitchen with modern grey doors and drawers. There is a good size sitting room with marble hearth and double doors leading out onto a patio area. The dining room has a large window overlooking the garden. There is a third reception room currently used as a family room this has doors leading to a courtyard on one side and the garden on the other. There is also an internal door that leads to the large workshop area and a downstairs bathroom. Upstairs in the main house are four bedrooms, two doubles and two singles, and a good size family bathroom, which has recently been refitted.

The workshop/garage could be used for a home based business, It could be used as extra accommodation for dependant relatives or it could be split from the main house. It has its own separate access off of Portway. The vendor has a set of drawings (available in the office) to convert the workshop into a 3 bedroom dwelling this was approved for planning but the permission has since lapsed. Access to this property would be from Portway.

OUTSIDE

There is a paved off street parking bay and further on street parking. A path leads up through a metal gate to the property where there is a small courtyard area to the left, this in turn leads to another gate which takes you to the rear of the property where you will find the separate access to the workshop area and a lane leading to Portway. On the other side of the property there is a garden laid mainly to lawn with a few shrubs.

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.

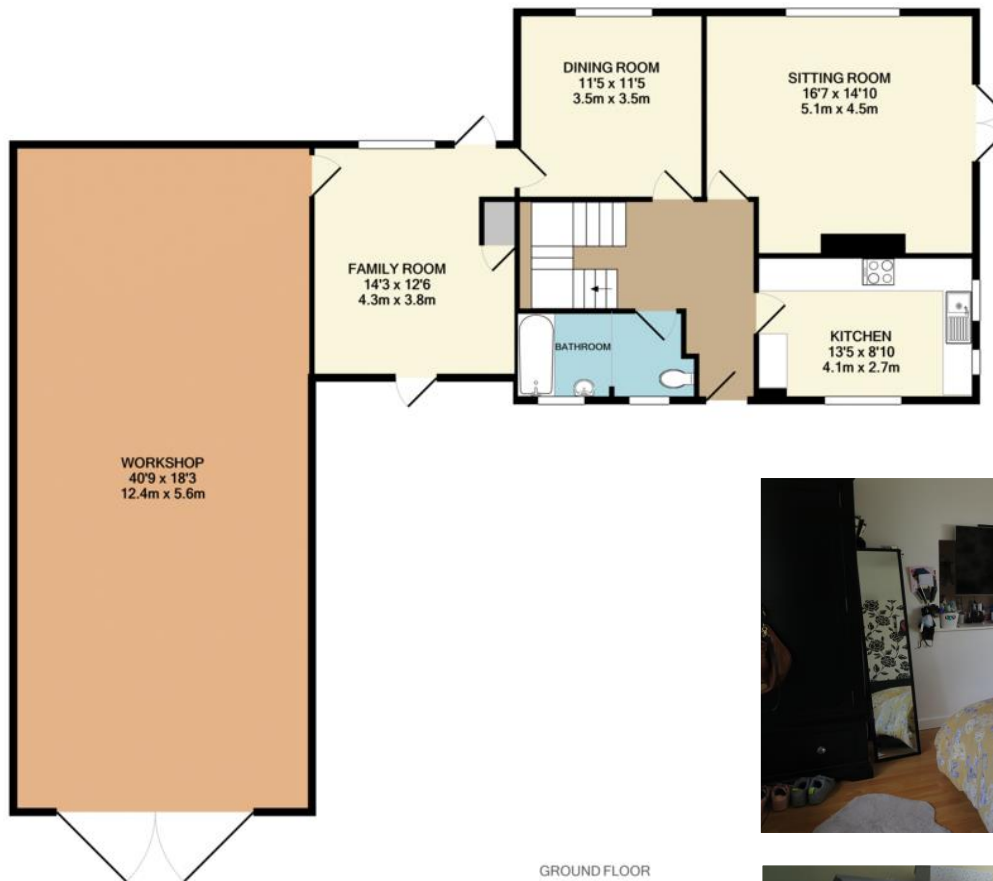
Schools are plentiful with the Cathedral School, the Blue School and a choice of primary schools in Wells, Millfield School in Street and Downside school in Stratton-on-the-Fosse are easily accessible.

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.

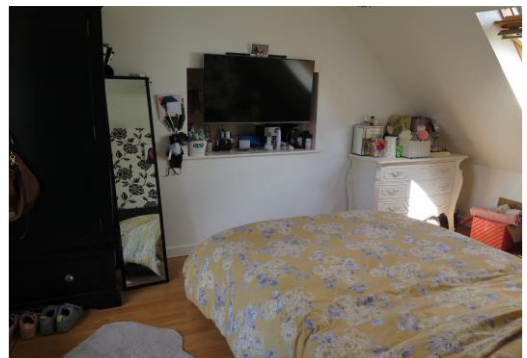
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GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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AND
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