



 2  1  1 EPC To follow

£289,950 Freehold

12 Wood Close  
Wells  
BA5 2GA

**COOPER  
AND  
TANNER**



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## DESCRIPTION

A spacious two bedroom semi-detached bungalow set in a quiet cul-de-sac location with views towards the Mendip Hills. The property is well-presented throughout and benefits from a garage, off road parking and beautifully manicured gardens.

Upon entering the property is a large and light entrance hall with ample space for shoes and coats. From the hall is the sitting/dining room, with lovely views over the front garden along with space for both comfortable seating and a dining table to seat four to six people. Adjacent, is the kitchen with white Shaker style units topped with light wood effect work surfaces and a door opening to a path at the side of the property, leading to both the front and rear gardens. The kitchen provides space for a freestanding oven and fridge/freezer, along with space and plumbing for a washing machine. Within the bungalow are two bedrooms, both double in size with gorgeous views over the garden, towards the Mendip Hills. The largest of the two bedrooms benefits from fitted wardrobes. The bathroom, with cream tiles and wood effect flooring, comprises; a bath with electric shower above, toilet, wash basin and radiator.

## OUTSIDE

The gardens have been well-tended over the years with a variety of shrubs and bushes and having views towards the Mendip Hills. A patio at the end of the garden provides space for outside furniture, the ideal spot for outside dining and entertaining. To the front of the property is an area of lawn with borders of shrubs and flowers. The driveway, with parking for two cars leads to the garage which features an

'up and over' door and benefits from light and power. Further parking could easily be created if required (subject to the necessary consents).

## 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.

## VIEWING

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

## DIRECTIONS

Proceed out of Wells on the A371 signposted Cheddar onto the Portway. Take the Second right into Charter Way. Proceed along Charter Way and take the first left into Wood Close. The property can be found a little further along on the right.

REF:WELJAT14062024

### 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

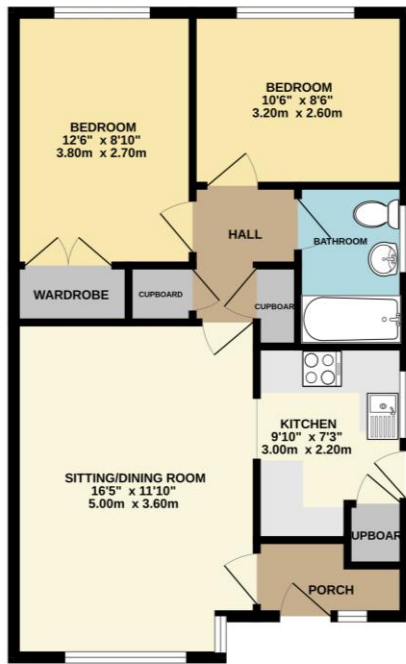
- Castle Cary
- Bath Spa
- Bristol Temple Meads



### Nearest Schools

- Wells

GROUND FLOOR  
598 sq.ft. (55.6 sq.m.) approx.

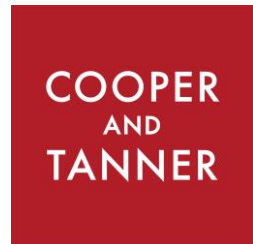


TOTAL FLOOR AREA: 598 sq.ft. (55.6 sq.m.) approx.

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.  
Made with Bluebeam (15024)



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