



 2  1  1 EPC B

£232,000 Freehold

24 Woolcombe Road
Wells
BA5 2GZ

**COOPER
AND
TANNER**



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DESCRIPTION

A beautiful two double bedroom mid terrace home set on the ever-popular Bovis Development on the fringes of the city close to lovely countryside walks and offered with no onward chain. The property is advertised at a discounted price which represents 80% of the value, more information below.

Upon entering the house is a hallway with w/c and wash hand basin and a door opening into the main living accommodation. Running from depth of the house is a large open plan kitchen/dining/sitting room featuring an abundance of natural light with the kitchen having an Easterly aspect and French doors on to the West facing garden. The kitchen comprises a range of fitted units with soft close, an electric oven, electric induction hob, built in washing machine and space for a fridge/freezer. The dining area has ample space for a table to seat 4-6 people along with a large under stair cupboard for additional storage. The sitting area has a lovely aspect overlooking the private rear gardens with French doors opening to a patio.

To the first floor are two spacious double bedrooms, one overlooking the garden to the rear and the other having the benefit of fitted wardrobes and a view of an open green space in the middle of the development. The bathroom features a bath with shower above, toilet and wash hand basin.

OUTSIDE

Situated at the front of the property is a driveway which provides parking for 2 cars whilst also having the benefit of an outside tap, an additional tap can be found in the rear garden. The garden is fully enclosed with wooden fencing with a back gate providing access without having to go through the house. The garden has been designed to be low maintenance with it being gravelled with a variety of shrubs, a patio for outside furniture and a wooden garden shed for additional storage.

Discounted Property

The property is being sold at a discounted price as part of a scheme run by Mendip District Council (now Somerset Council) to ensure local properties remain within reach of households on local

incomes. The purchaser owns their home outright and no other party retains a share of the equity. Upon any subsequent sale of the property the seller must obtain two independent valuations from local estate agents. The selling price for the property is the average of these two valuations with a 20% discount applied.

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 Wookey Hole Road and continue for approx. 1 mile. Take the turning on the left onto Woolcombe road. Follow the road for approx. 300m where it bares round to the right. The property can be found a little further along on the right.

AGENT'S NOTE

Under section 21 of the 1979 Estate Agents Act we wish to declare a personal interest in this property as one of the vendors of the property is related to a member of staff who works for Cooper and Tanner.

REF:WELJAT12022024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: B

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

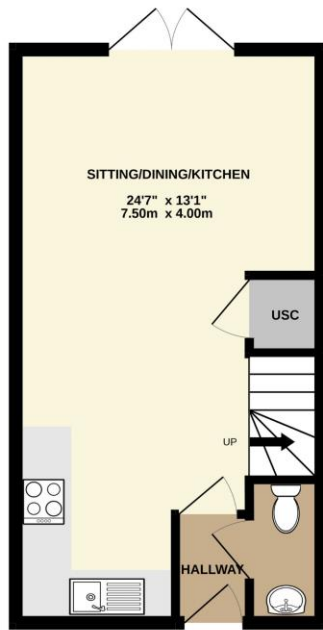
- Castle Cary
- Bath Spa
- Bristol Temple Meads



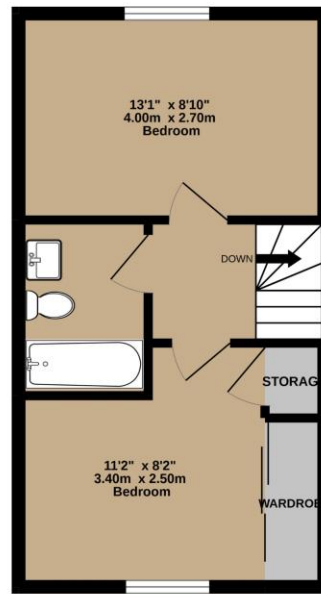
Nearest Schools

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