

 3  1  1 EPC C

Freehold £275,000

12 Keward Close  
Wells  
BA5 1TT

**COOPER  
AND  
TANNER**



# 12 Keward Close

## Wells

### BA5 1TT

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£275,000 Freehold

#### DESCRIPTION

A deceptively spacious three bedroom property within close proximity to St Cuthbert's School and the centre of Wells. The property benefits from recently installed front windows, new electrics, ample off-road parking and an enclosed rear garden with side access.

The accommodation comprises; a generous entrance hall with an area for shoes and coats along with a door opening into the sitting room. The sitting room has a large picture window to the front with a southerly aspect and a useful storage cupboard under the stairs. Double doors open into the kitchen/dining room which runs the width of the house with a range of wall and base units with soft close doors and drawers with high gloss finish, a larder style cupboard, built-in fridge/freezer, dishwasher, new double oven, electric hob with extractor fan and space and plumbing for a washing machine. The dining area is to one side of the room and can comfortably accommodate a table for six to eight people and has French doors leading out to the decking and garden beyond.

Stairs rise to the first floor landing with shelved airing cupboard. To the first floor are three bedrooms and the family bathroom. The principal bedroom is bright and airy with a front aspect, TV point and fitted wardrobes. A second double bedroom also with a TV point and has a view over the rear garden. The third bedroom is single in size, again with a view to the rear. The family bathroom comprises; a bath with shower above and foldable shower screen, wash basin, WC, heated towel rail and useful shelved storage alcove.

Super fast broadband is available with the hub being within close proximity to the house.

#### OUTSIDE

To the front of the property is a tarmac drive which can accommodate three to four cars. To the rear is a fully enclosed garden with a large, decked area, perfect for outside furniture and entertaining. Beyond the decking is an area of lawn and in one corner is a pedestrian gate with a path leading to Jocelyn Drive.

#### 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

From the Wells office continue along Priory Road to the roundabout. At the roundabout take the second exit onto Glastonbury Road. Continue along Glastonbury Road for approx. 300 metres and then turn right into Jocelyn Drive. Then take the second left into Keward Close, where the property can be found on the right.

REF:WELJAT01112023

#### 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

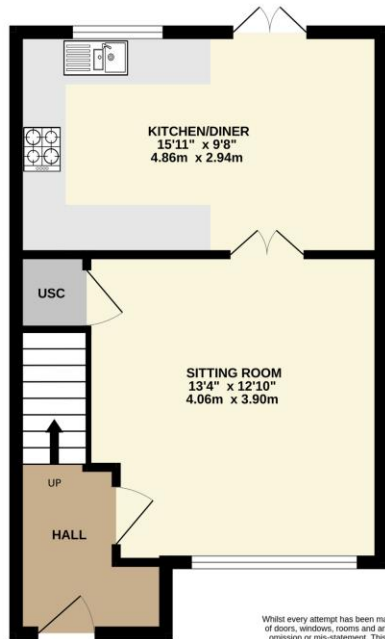
- Castle Cary
- Bath Spa
- Bristol Temple Meads



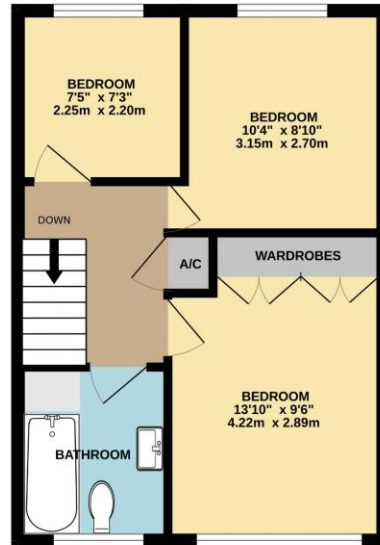
#### Nearest Schools

- Wells

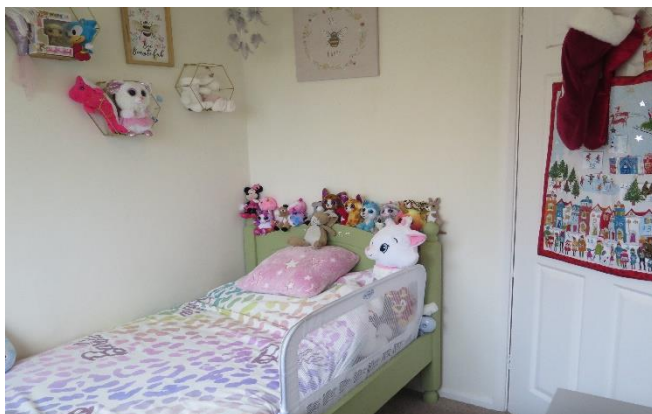
GROUND FLOOR



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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