



 3  2  1 EPC E

Freehold £299,950

10 Bedford Road
Wells
BA5 3NH

**COOPER
AND
TANNER**



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DESCRIPTION

Situated on a quiet road on the popular eastern side of Wells, is this three bedroom semi-detached home with a stunning Cathedral view and enclosed rear garden. The property has been within the same ownership for many years and would now benefit from some updating whilst offering a blank canvas for someone to place their own mark.

Upon entering the house is a spacious entrance hall with ample space for shoes and coats along with a large storage cupboard beneath the stairs, housing the boiler. The kitchen comprises a range of fitted units with space for a freestanding cooker, space for fridge/freezer and space and plumbing for a washing machine along with a window to the side and a door leading to the rear. The sitting/dining room is a versatile room with sliding doors which can separate the two areas or can be left open for an open plan layout. The sitting area is a cosy space having a large bay window to the front and a fireplace as the main focal point. The dining area is a good size again featuring a fireplace as the focal point along with a window looking out to the rear garden.

To the first floor are three bedrooms and the family bathroom. The principal bedroom is a spacious double with a large window offering stunning views of the Cathedral. A second double bedroom is situated to the rear, overlooking the garden. The third bedroom is single in size, ideal as a child's bedroom or home office, if required. The bright and spacious bathroom, with tile effect flooring, has a glazed window to the front and comprises; a freestanding roll top bath, WC and wash basin.

OUTSIDE

At the front of the property is a low wall with a wooden gate opening onto a path leading to the front door. Beside the path are mature trees and shrubs.

A side pathway leads to the private and fully enclosed east facing rear garden. The garden is mainly laid to lawn with borders of mature trees and planting. Parking can be found on road to the front of the property.

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 central Wells follow signs for B3139 towards the Horrington's into St Thomas Street. Continue onto Bath Road, passing Budgen's on your right. Take the second turning on the right onto Bedford Road. The property can be found a little further along on the left.

REF:WELJAT11102023

Local Information Wells

Local Council: Somerset Council

Council Tax Band: B

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity.

Tenure: Freehold



Motorway Links

- M4
- M5



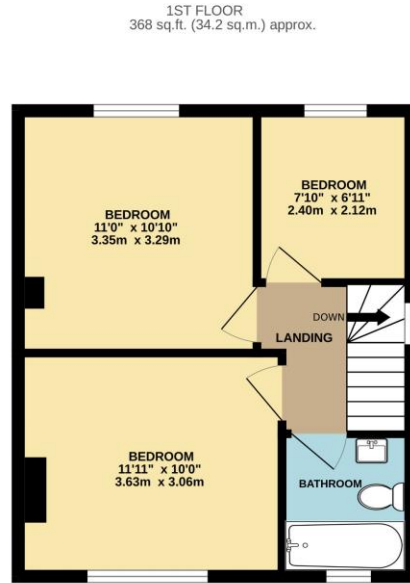
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells



TOTAL FLOOR AREA: 773 sq.ft. (71.8 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.
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