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 EPC C

Guide Price £279,950

3 Everett Close
 Wells
 BA5 3JG

**COOPER
 AND
 TANNER**



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Guide Price £279,950 - Freehold

DESCRIPTION

A splendid three bedroom semi-detached home with large garden, parking, views towards Wells Cathedral and offered to the market with NO ONWARD CHAIN.

The property is situated on the Eastern side of Wells, presented in good order throughout and benefits from a recently installed boiler and wood burner, both fitted in 2024.

Upon entering the house is an entrance hall with cupboard for shoes and coats, stairs to the first floor and a bathroom. The bathroom comprises; a bath with shower overhead, toilet, wash basin and heated towel rail. The kitchen features a range of fitted units, electric oven, 5 ring gas hob, space and plumbing for both a washing machine and dishwasher along with a door opening to the front of the house. The sitting/dining room benefits from a dual aspect with views over the gardens and features a wood burner as the focal point with bespoke cabinetry to either side of the chimney breast.

To the first floor are three bedrooms. The two larger bedrooms look out over the front gardens with views towards Wells Cathedral and St Thomas Church Spire. The third bedroom benefits from a storage cupboard and views over the enclosed rear gardens.

OUTSIDE

Approaching the house is a driveway for two cars with a pathway leading to the rear garden and to the front door. The gardens to the front are mainly planted with shrubs, hedging and a raised bed. The rear garden has been transformed with an area of lawn and a path to a private patio area, a perfect spot to enjoy the sun throughout the day and great for outside dining and entertaining. There are two sheds, one block built and the other being wooden with

power sockets, along with an area which could be made into a vegetable patch.

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 take the B3139 - St. Thomas Street (signposted to Bath) continue along St. Thomas Street passing the Budgens Petrol station on your right. Take the next left into Hawkers Lane and continue up the hill for approx 150m. Everett Close can be found on the right hand side. The property can be found on the corner of Everett Close and Hawkers Lane. The parking area, to the side of the house, is accessed from Hawkers Lane.

REF:WELJAT05012026

Local Information Wells

Local Council: Somerset

Council Tax Band: B

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

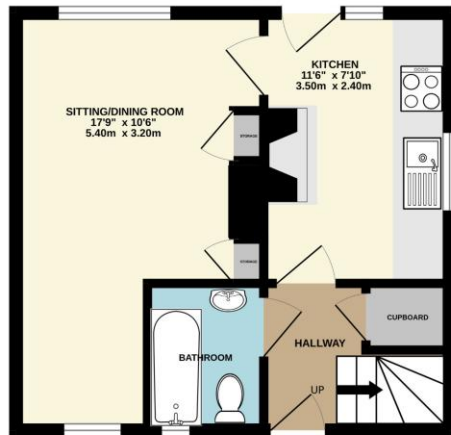
- Castle Cary
- Bath Spa
- Bristol Temple Meads



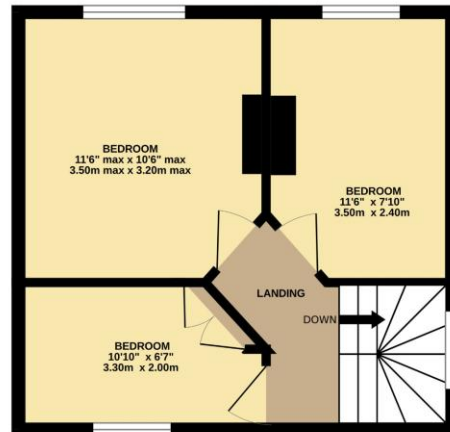
Nearest Schools

- Wells

GROUND FLOOR
315 sq.ft. (29.3 sq.m.) approx.

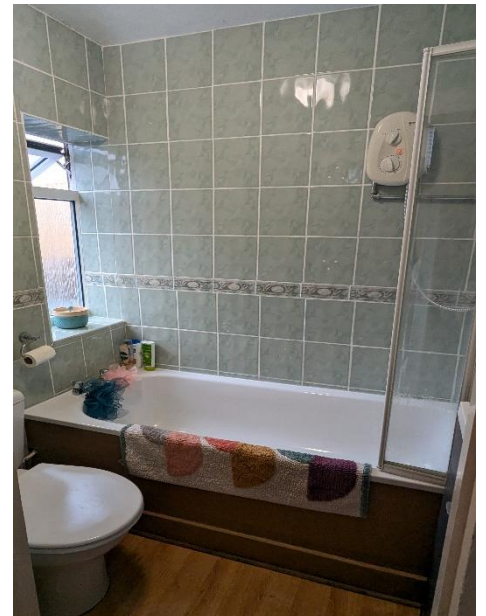


1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 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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