



 3  1  2 EPC B

Guide Price £365,000 Freehold

17 Feltham Close
Wells
BA5 2GH

**COOPER
AND
TANNER**



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DESCRIPTION

A light and spacious three bedroom semi-detached home set within a quiet cul de sac with garage, parking and South-West facing gardens. The property is only 5 years old and has 5 years remaining on the NHBC guarantee.

Upon entering the property is a spacious light entrance hall with space for shoes and coats along with a cloakroom with toilet and wash hand basin. The kitchen/dining room naturally divides to offer a kitchen and a dining area to seat six to eight people. The kitchen comprises a range of wall and base units, a built-in fridge freezer, dishwasher, electric oven, gas hob and a large understairs storage cupboard. Adjoining the kitchen is the spacious sitting room with French doors opening out to the patio and gardens.

To the first floor is the principal bedroom, a generous room with view over the rear garden and featuring an ensuite shower room and ample space for either freestanding wardrobes or scope to have bespoke wardrobes built. A further double bedroom and good size single bedroom look out to the front. The bathroom features a bath with shower above, toilet and wash basin.

OUTSIDE

To the side of the property is a tarmac driveway with EV charging point and a single garage with 'up and over' door to the front and pedestrian door into the garden. The gardens face South-West and so benefits from the afternoon and evening sunshine. The garden has been enhanced by the current owners who have created a wonderful area to enjoy as a family and socialise with friends, with a patio perfect for outside furniture and entertaining. Within the garden is a fenced area which is laid to lawn with borders of

shrubs and flowers along with a further patio and gravelled area, perfect for further outdoor furniture or to be used as a hard standing for a hot tub with a double electric socket attached to the back of the garage.

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 Wookey Hole Road and continue for approx. 1 mile. Take the second left onto the Bishops Green development and into Penleigh Road and then second right into Feltham Close. The property can be found a little further along right.

REF:WELJAT25022025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

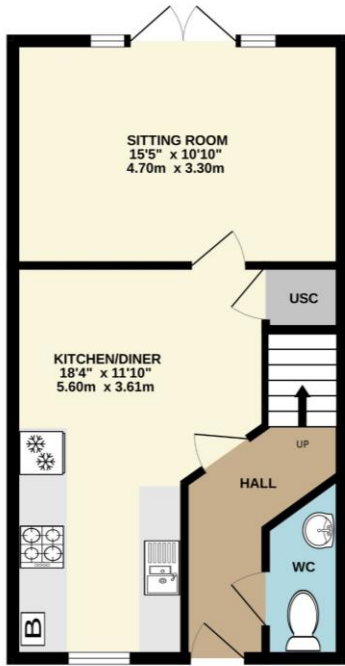
- Castle Cary
- Bath Spa
- Bristol Temple Meads



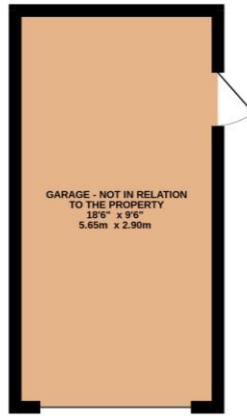
Nearest Schools

- Wells

GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.

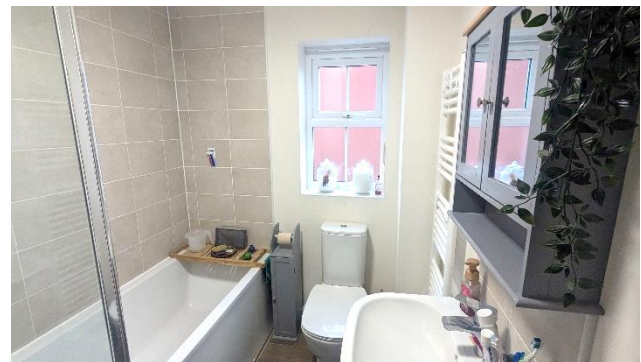


1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.

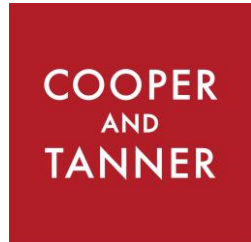


TOTAL FLOOR AREA : 1066 sq.ft. (99.1 sq.m.) approx.

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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