



33 St Cuthbert Avenue, Wells, BA5 2JS

£390,000 Freehold

COOPER  
AND  
TANNER



# 33 St. Cuthbert Avenue, Wells, BA5 2JS

 3  2-3  1 EPC C

£390,000 - Freehold

## DESCRIPTION

Set in a quiet residential area on the western fringes of the city of Wells is this beautifully presented three bedroom chalet bungalow. The property has been extended to the rear to create a fantastic open plan kitchen, dining, sitting room and into roof to create a third bedroom, office/occasion bedroom and large walk-in storage space. The property benefits from attractive gardens, versatile garden room, workshop and garage.

Upon entering is a porch with tiled floor, conservatory roof and 'secret door' opening into the utility room. To one side is a door leading to the 'L' shaped entrance hall, with engineered bamboo floor, leading to all rooms and having stairs to the first floor. To the rear of the property is a stunning open plan kitchen/dining/family room which naturally divides into three distinct areas. The main sitting area, with engineered bamboo floor features bespoke cabinetry with hidden ambient lighting, bookshelves, modern column radiator and a contemporary 'Heta' multi-fuels stove as a stylish focal point. The dining area, again with bamboo flooring, can comfortably accommodate a table to seat four to six people, space for a fridge freezer and a glazed door leading to the utility room. The kitchen, with grey flooring, has a 'U' shaped configuration and features a good range of cabinets, a one and a half bowl sink, window to the rear garden, Hotpoint eye level oven, Hotpoint ceramic hob, dark laminate worktops and space for a dishwasher. Beneath the stairs is a shelved pantry/storage cupboard. The utility room, with conservatory roof, has bespoke cabinetry, space for recycling, space and plumbing for a washing machine, a

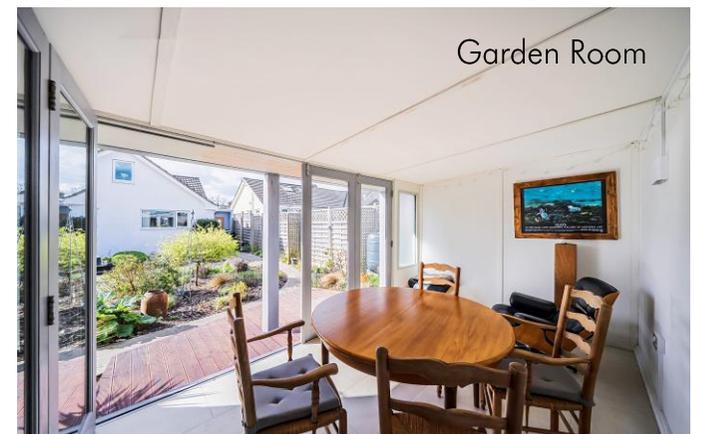
hidden door to the front porch and a glazed door to the garden.

To the front of the property, again with bamboo flooring, are two double bedrooms both with large picture windows overlooking the front garden and parking area. The principal bedroom features bespoke fitted cabinetry including wardrobe, drawers and shelves with built-in lighting. The second bedroom, currently presented as a music room, again benefits from a built-in wardrobe and shelves and is a cosy double or generous single. The shower room is beautifully appointed and features a large corner shower, vanity basin, hidden cistern WC and towel radiator.

From the hall stairs rise to the first floor landing with built-in cupboards, offering plenty of storage. Off the landing is the third bedroom, this bright space benefits from a dual aspect and eaves storage and features a vaulted ceiling with stove pipe in one corner. Across the landing is a large walk-in storage area with carpeted floor, hanging rails and housing the 'Vaillant' boiler. The boiler is six years old and has the remainder of its 10 year guarantee. To one end, a sliding door opens into a study with eaves storage, vaulted ceiling and Velux window. This useful space is fully carpeted and could also be used as an occasional single bedroom, if required.

## OUTSIDE

To the front of the property is a gravel parking area, with borders of planting and offering parking for two to three cars.



Garden Room







## OUTSIDE (continued)

The rear garden which can be accessed from both the utility room and sitting room is southeast facing and benefits from sun throughout the day. To the side is a garden sink and tap. The attractive garden features a raised bed, ideal for salad crops and a curved path leading past planted borders and a large elliptical flower bed planted with mature shrubs, spring bulbs and flowering plants. To one side is a decked patio, with French doors to the sitting room with space for garden furniture and entertaining. A wood store and bike shed offer additional storage space and a small storage area, ideal for tools and garden equipment can be found, tucked away behind the patio.

To the rear of the garden is a large garden room. This versatile space is fully insulated and benefits from light and power along with a wall of bi-fold doors opening out onto a veranda. This marvellous addition makes a lovely space for entertaining, whatever the weather, or could be used as a garden studio, office, gym or playroom. Adjacent is a workshop with double doors to the garden. This cleverly designed space features workbenches, storage, light and power long with double doors to the rear opening into the garage. The garage which can be accessed from a separate lane to the rear, is in a block and has an 'up and over' door along with light and power.

## 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. Continue along Wookey Hole Road for approximately 500 metres and turn left into Goodymoor Avenue. Take the next right into St. Cuthbert Avenue and continue to the far end then follow the road round to the left where the property can be found on the left hand side.

REF:WELJAT300326



### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** C

**Heating:** Gas central heating.

**Services:** Mains drainage, gas, water & electricity

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary



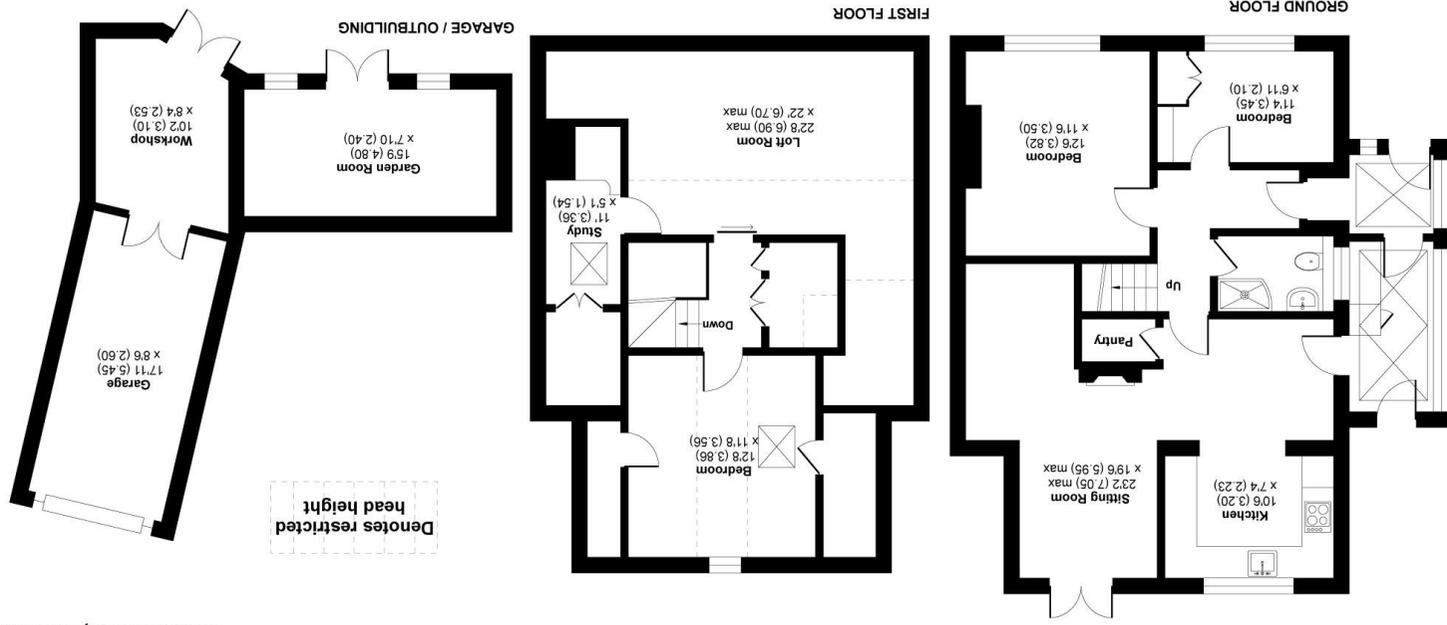
### Nearest Schools

- Wells (Primary & Secondary)

# St. Cuthbert Avenue, Wells, BA5

Approximate Area = 1098 sq ft / 102 sq m  
 Limited Use Area(s) = 399 sq ft / 37 sq m  
 Garage = 244 sq ft / 22.6 sq m  
 Outbuilding = 124 sq ft / 11.5 sq m  
 Total = 1865 sq ft / 173.1 sq m

For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Cooper and Tanner. REF: 1435792

WELLS OFFICE

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