



 2  1  1 EPC E

Guide Price £360,000

122 Bath Road
Wells
BA5 3LN

**COOPER
AND
TANNER**



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DESCRIPTION

A spacious two double bedroom detached bungalow with large South facing gardens, ample parking and offering scope to improve and extend, subject to the necessary consents. The property has been within the same family ownership for over 58 years and is offered with no onward chain.

Upon entering the bungalow is an entrance hall, with space for shoes and coats, leading through to a central hall providing access to all ground floor rooms. The sitting/dining room runs the depth of the property benefiting from a wonderful dual aspect view over both the front and back gardens. The room has ample space for both a dining table for six to eight people and comfortable seating, with a gas fire as the focal point. The kitchen/dining room is a well-proportioned room featuring an array of fitted units, an electric fire, ample space for a dining table and doors leading out to the patio and south facing gardens beyond.

An inner hall provides access to the shower room which comprises a corner shower, toilet, wash basin and plumbing for a washing machine. There are two bedrooms within the property, one on the ground floor overlooking the front gardens and the main bedroom on the first floor featuring eaves storage and a balcony looking out over the rear gardens and towards Tor Woods and the golf course.

OUTSIDE

Approaching the property are well-tended front gardens which are laid mainly to lawn with a variety of shrubs, bushes and flowers. A driveway to the side provides parking for three to four cars and pedestrian access to the side of the bungalow into the garden. At the rear of the property is a large patio accessed by the kitchen and sitting room, this makes for a lovely space for

outside furniture, entertaining and alfresco dining with views overlooking the South facing gardens. The garden is mainly lawn with established shrubs, bushes, flower beds and hedging along with a greenhouse and a workshop, perfect as a potting shed or further storage.

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 Wells take the B3139 signposted to Bath. Continue up St. Thomas Street into Bath Road, passing Budgens garage on your right. Continue for a further 700m and the property can be found on your right, after the turning to King Castle Road and before the turning to Old Frome Road.

REF:WELJAT03032026

Local Information Wells

Local Council: Somerset

Council Tax Band: D

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

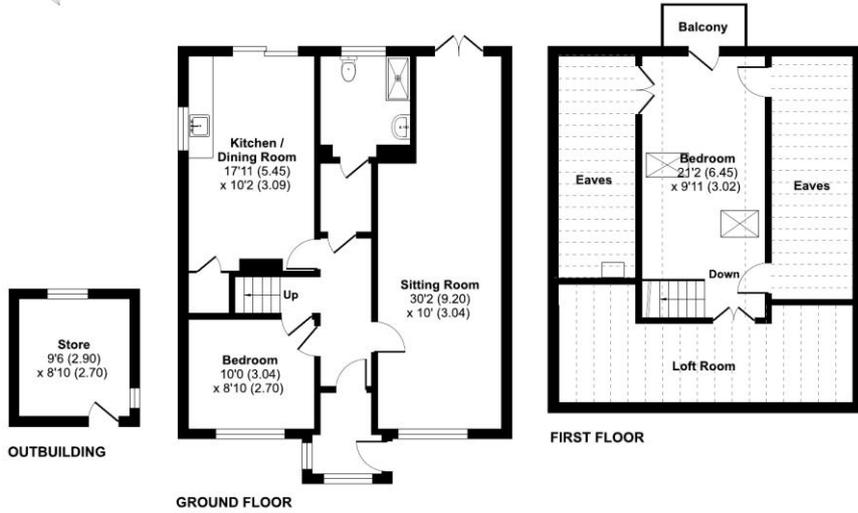
- Wells

Bath Road, Wells, BA5

Approximate Area = 922 sq ft / 85.6 sq m
 Limited Use Area(s) = 523 sq ft / 48.5 sq m
 Outbuilding = 84 sq ft / 7.8 sq m
 Total = 1529 sq ft / 142 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (PMS2 Residential). © richcom 2025. Produced for Cooper and Tanner. REF: 1349330



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