



 4  1-2  2 EPC D

Freehold £325,000

93 Balch Road
Wells
BA5 2BX

COOPER
AND
TANNER



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DESCRIPTION

A double fronted four bedroom end terrace house with parking, large garden and situated within a short stroll to open countryside or into the city centre. The property has been enhanced and extended over the years to provide a fourth bedroom on the ground floor with ensuite wet floor shower room and direct access to the gardens.

Upon entering the property is an entrance hall which opens into the large open plan kitchen/dining room featuring an array of units, gas hob, electric oven, plumbing for white goods, ample space for a generous dining table, a door to the front parking area and a further door leading into the utility room and then garden. The sitting room has a large window to the front of the house and an open fire as the focal point. This well-proportioned room has ample space for comfortable seating. From the sitting room is a large double bedroom with ensuite wet room. The bedroom could equally be used as a further reception room, snug, playroom or home office, if desired and has direct access out to the decking and garden beyond.

To the first floor are three bedrooms and a wet room with basin and adjacent w/c. The principal bedroom is a generous size with fitted wardrobes. The second double bedroom also has the benefit of a fitted wardrobe with the third bedroom being a cosy double or generous single and benefitting from a view overlooking the gardens.

OUTSIDE

To the front of the house is a parking area for three cars with two doors into the house.

To the rear of the house is a fully enclosed garden with a decked area providing ample space for outside furniture and

entertaining with steps down to a good size lawn with central path and mature tree.

LOCATION

The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself 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 the Wells office, continue along Priory road to the roundabout. At the roundabout take the third exit onto Strawberry Way (passing Lidl on your right). At the traffic lights turn left into Burcott Road. Continue for approx. 400 metres and turn right into Balch Road. Number 93 can be found a little further up on the left hand side.

REF:WELJAT08042025

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

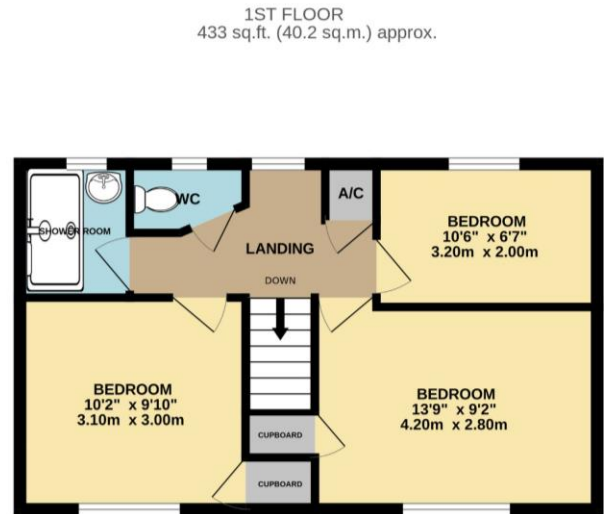
- Wells



TOTAL FLOOR AREA : 1046 sq.ft. (97.1 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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**COOPER
AND
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