



 3  2  1 EPC D

£360,000 Freehold

35 Kings Road  
Wells  
BA5 3LU





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### DESCRIPTION

Set in an elevated position on the eastern side of the city is this delightful three bedroom semi-detached bungalow with large tandem garage and off-road parking. The property benefits from gardens to the front and rear along with views towards Tor Woods. Offered with NO ONWARD CHAIN.

The main entrance is at the side of the property where a covered storm porch leads to the front door. Upon entering is a good size entrance hall leading to all rooms and having a door out to the rear garden. To the front, overlooking the garden and Tor Woods is the open plan sitting and dining room. The sitting, with large picture window has plenty of space for comfortable seating and has a gas fire with painted wood mantelpiece as the focal point. The dining area is a good size and can comfortably accommodate a table to seat six people. The kitchen comprises a range of sleek grey gloss wall and base units, topped with black laminate worktops, along with space for a freestanding electric oven, fridge/ freezer and space and plumbing for a washing machine.

To the front, again with views, is a cosy double or generous single bedroom which would also make a fantastic home office, if required. At the rear of the property, the principal bedroom is a good size with large window overlooking the garden and an alcove, ideal for bedroom furniture. The third bedroom, again with garden aspect, is single in size. The shower room, with wood effect flooring comprises; a walk-in shower, toilet, wash hand basin and heated towel rail.

### OUTSIDE

At the front of the property is a garden, mainly laid to lawn with shrubs and bushes. To one side is a driveway, leading to the garage and offering parking for two to three cars. The tandem

garage with an 'up and over' door and also benefits from light, power and water along with a pedestrian door into the garden. The garden at the rear is mainly paved, with raised beds and an area of lawn along with an additional patio area, perfect area for outside furniture and entertaining.

### 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. After Budgens take the fourth turning on the right into King's Castle Road and then first left into Kings Road. The property can be found a little further along on the left.

REF:WELJAT15042024

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** D

**Heating:** Gas central heating

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

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

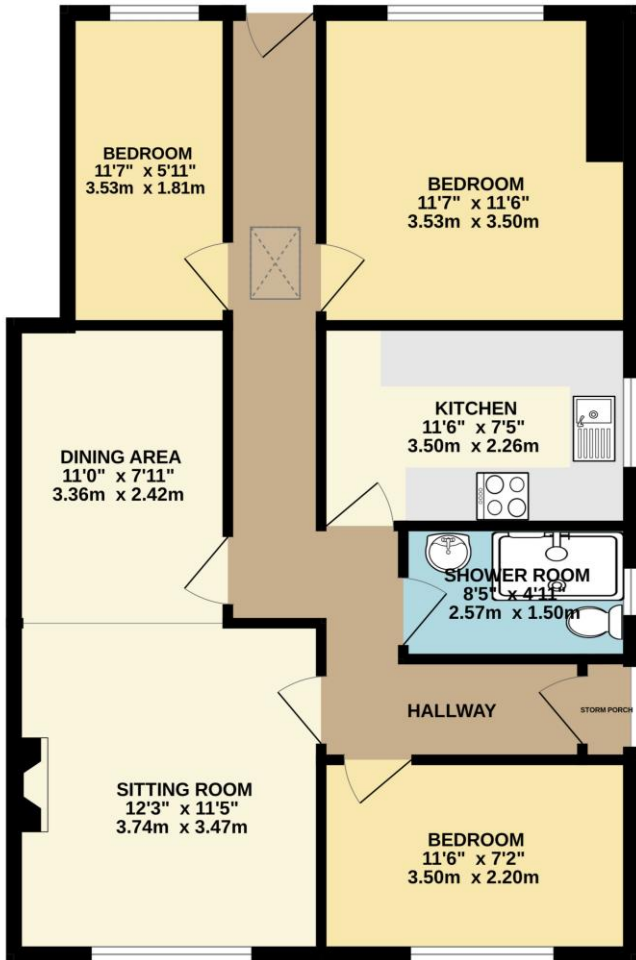
- Castle Cary
- Bath Spa
- Bristol Temple Meads



#### Nearest Schools

- Wells

GROUND FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA: 764 sq.ft. (71.0 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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