



9 Penn Close, Wells, BA5 3JQ

£625,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

A delightful four bedroom detached bungalow with double garage, 1/3 acre of grounds, situated within a quiet cul de sac and no onward chain. The property has been well-maintained by the current owner yet still offers further scope to create a large kitchen/dining room subject to the necessary consents.

Upon entering the property is a large hallway and inner hall with ample space for bookshelves and paintings. Situated at the front of the house is the sitting room with a bay window and a feature fireplace as the focal point. A well-proportioned dining room provides ample space for a dining table to seat 8-10 people whilst still having room for comfy furniture and is adjacent to the kitchen. The kitchen/breakfast room comprises a range of fitted units space for white goods and a small table whilst benefitting from wonderful views overlooking the gardens. Connecting both the dining room and the kitchen is a conservatory,

a wonderful sitting space with gorgeous garden views and doors out to a patio. From the kitchen is a boot room for storage and currently housing a fridge and tumble dryer.

The bedrooms and bathrooms are set on the right-hand side of the property and are all accessed from the inner hallway; two of the double bedrooms look out towards the beautifully tended gardens whilst two further doubles look out to the front with one having a bay window. The property also comprises a bathroom and a shower room, both kept in good condition throughout.

OUTSIDE

A five bar gate opens to reveal a driveway for four to five cars leading to a double garage, great for additional parking or storage. The gardens to the rear of the property have been carefully looked after over recent years with a large area of lawn backing onto open









OUTSIDE (continued)

countryside. Within the garden are various seating areas to capture the sun throughout the day. To the side of the house is a productive vegetable patch along with a greenhouse and a summerhouse further into the garden. The garden features a wide variety of shrubs, flower beds, fruit trees and established roses along with a patio accessed from the conservatory, ideal for outside entertaining and dining.

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

Proceed out of Wells towards Bath along St. Thomas' Street (B3139) you will see Budgens garage on your right. Take the next turning on the left into Hawkers Lane. Continue approx. 200 metres and turn right into Penn Close, the property can be found at the end on the right.

REF:WELJAT07082024



Local Information Wells

Local Council: Somerset Council

Council Tax Band: F

Heating: Gas central heating

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa & Bristol Temple Meads

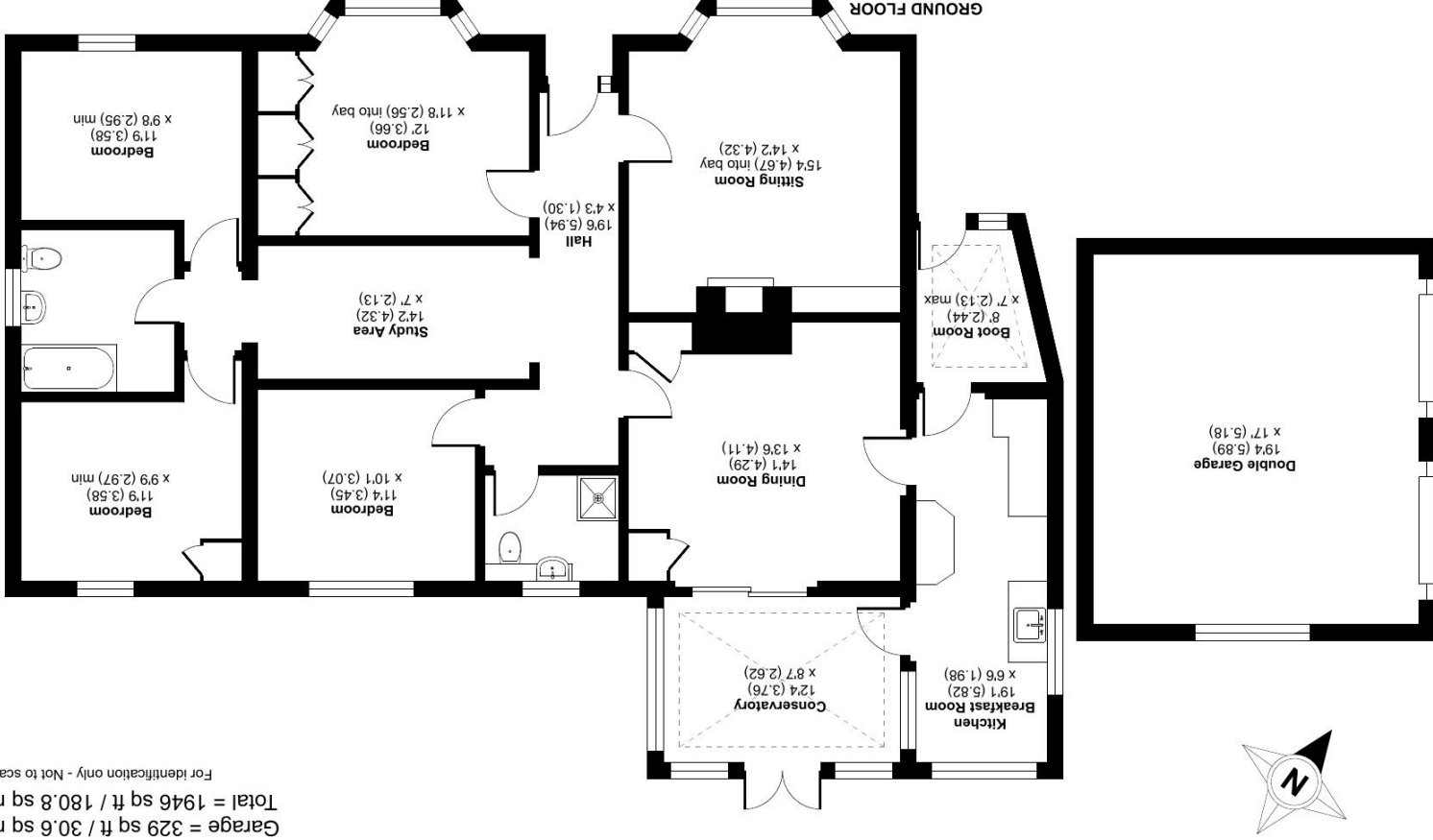


Nearest Schools

- Wells (primary and secondary)

Penn Close, BA5

Approximate Area = 1617 sq ft / 150.2 sq m
 Garage = 329 sq ft / 30.6 sq m
 Total = 1946 sq ft / 180.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1165294

WELLS OFFICE

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