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 EPC D

Guide Price £210,000

10 Turner Court
 Wells
 BA5 1SU

COOPER
 AND
 TANNER



10 Turner Court Wells BA5 1SU

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Guide Price £210,000 Freehold

DESCRIPTION

A deceptively spacious two bedroom mid terrace house, in central Wells with a south facing garden, two allocated parking spaces and offered with no onward chain. The property would be in need of updating and renovating and would then make a perfect home close to all the amenities that Wells has to offer.

This mid terrace property briefly comprises a good size entrance hall with window to the side and useful understairs store cupboard, a well-proportioned sitting/dining room with a dual aspect and sliding patio doors to the garden. The kitchen comprises a range of units, electric oven and hob and view to the front garden.

On the first floor is a good size double bedroom with a built in wardrobe and the added benefit of a dressing area with a further built in wardrobe. Two windows to the Southern aspect make this a light and airy room. Further along the landing is a good size single bedroom, again with built-in wardrobes. The bathroom room is a good size and comprises a bath with shower above, toilet, wash hand basin and heated towel rail. A useful airing cupboard housed the hot water tank and is also accessed from the landing. Internal viewing is advised to fully appreciate the accommodation on offer.

OUTSIDE

The property has a South facing walled garden with patio area, perfect for outside furniture and entertaining along with a path leading to an outside store. To the front of the house is a gravelled area enclosed by a brick wall and wrought iron fencing. A 'half gate' gives access to this gravelled area from the pavement. Two allocated parking spaces can be accessed at the rear of the house.

LOCATION

Wells is the smallest cathedral city in England. It caters for most everyday needs, offering good shopping facilities as well as

restaurants and pubs, a cinema, churches of most denominations, together with open-air markets on Wednesdays and Saturdays.

Schools are plentiful with the Cathedral School, the Blue School and a choice of primary schools in Wells, Millfield School in Street and Downside school in Stratton-on-the-Fosse are easily accessible.

There are good road connections to Bristol, Bath, the motorway system and Bristol Airport, with rail links from Castle Cary (about 20 minutes drive away) to London Paddington.

Sporting facilities in the area include racing at Wincanton and Bath, golf at Wells and near Oakhill, sailing or fishing at Chew Valley and Blagdon lakes. In addition, there is a Leisure Centre in Wells offering a variety of recreational facilities.

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From the Wells office, continue along Priory Road for approx. 150 metres. Turner court can be found on your left just before the turning into Southover. Number 10 can be found by going through the arch and turning right.

AGENTS NOTE

Although the property is Freehold there is a service charge for maintenance/insurance of the shared parking area. The charge is currently £124.00 per annum.

REF:WELJAT15102025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Electric storage heating

Services: Mains drainage

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 not be used as a basis for any prospective purchase. 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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