



9 Penleigh Road, Wells, BA5 2FA

Offers Over
£350,000 Freehold

COOPER
AND
TANNER



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 3-4  2-3  2 EPC B

Offers Over £350,000 Freehold

DESCRIPTION

A deceptively spacious and well-presented three/four bedroom town house situated on the north western fringes of Wells. This recently built property benefits from a garage, parking and garden and has the remainder of the NHBC guarantee.

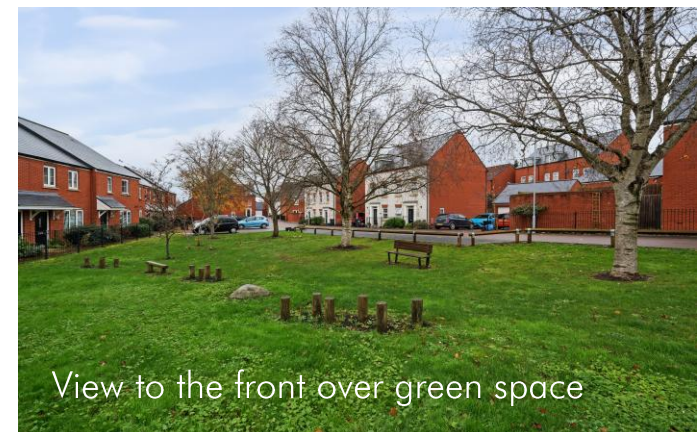
The front door leads to a generous hallway with cloakroom comprising WC and wash hand basin and a separate laundry cupboard with space and plumbing for a washing machine along with the wall-mounted 'Logic' boiler. To the front of the house, with a view over green space, is a useful study which could also be used as a playroom. The open plan kitchen/dining/family room is a particularly bright and spacious room, bathed in warm sunshine in the morning, and featuring a deep bay with French doors leading out to the garden. The kitchen features a range of cupboards with cream gloss doors, wood effect worksurface, integrated oven and gas hob, integrated fridge freezer and integrated dishwasher. A peninsula unit with upstand, divides the room leaving ample space for both a family dining table to seat six along with comfortable seating. A good size understairs cupboard provides plenty of useful 'day to day' storage.

A wider than average staircase leads to the first floor with a sitting room and principal bedroom. The sitting room runs the width of the house and has two large windows offering views over the garden. The landing has a shelved airing cupboard housing the hot water cylinder. The principal bedroom has two windows to the front, overlooking green space, and is 'L' shaped, leading to a dressing area and the ensuite shower room. The shower room comprises a large shower enclosure, basin, WC and heated towel radiator.

A second flight of stairs, again wider than average, lead up to the second floor and two further double bedrooms and the family bathroom. Both bedrooms are generous in size and feel bright and airy. The front bedroom has a dormer window flooding the room with natural light. The rear bedroom is a good size and again benefits from a large dormer window with views to the rear. The family bathroom comprises bath with shower overhead, basin, WC and heated towel radiator.

OUTSIDE

The front of the property is enclosed by iron railings and has a short path to the front door with low maintenance gravelled areas on either side. The









OUTSIDE (continued)

single garage, situated close by, benefits from an updated electrical supply suitable for portable EV charger, light and an 'up and over' door. A pedestrian door to the rear opens to a paved path leading to the garden. A parking space can be found directly in front of the garage.

To the rear is an enclosed, low maintenance, garden with crab apple tree, which is fully paved and ideal for outdoor furniture and entertaining. The vendors are kindly leaving two wooden benches. At the bottom of the garden a paved path leads to a pedestrian door to the rear of the garage.

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 excellent 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 Wells Cathedral School, All Hallows Prep School,

Downside 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.

DEVELOPMENT SERVICE CHARGE

A charge of (to be advised) per annum, is payable for maintenance, gardening and lighting of communal lighting within the development.

VIEWING

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

DIRECTIONS

From central Wells take the Wookey Hole Road and continue for approx. 1 mile. Take the first left onto the Bishops Green development and into Penleigh Road (please note: there are two turnings into Penleigh Road, take the first one) The property can be found on the left hand side after approx 60m.

REF:WELJAT05012026



Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Gas central heating

Services: Mains drainage, gas, water & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



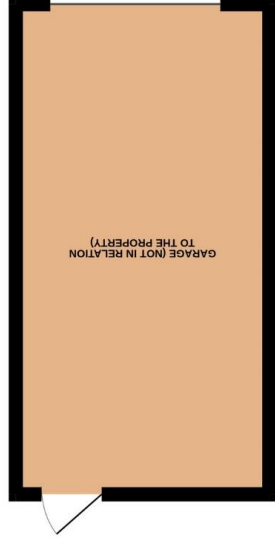
Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary

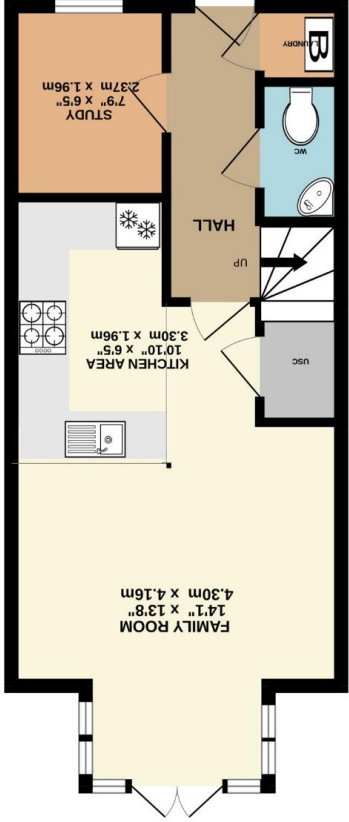


Nearest Schools

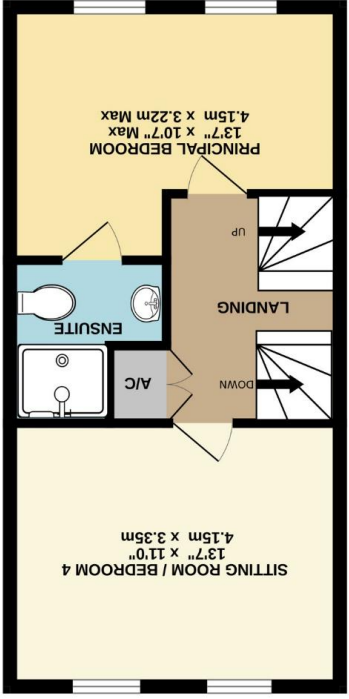
- Wells (Primary & Secondary)



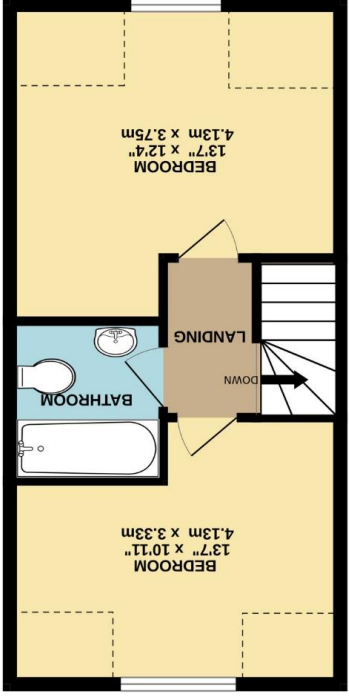
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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TANNER**