



 3  3  1 EPC D

£339,950 Freehold

4 Campkin Road  
Wells  
BA5 2DG

COOPER  
AND  
TANNER



# 4 Campkin Road Wells BA5 2DG

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## £339,950 Freehold

### DESCRIPTION

A wonderful three bedroom semi-detached home situated within a quiet residential area overlooking countryside and yet within easy reach of all the amenities that Wells has to offer. The property has been enhanced over the years and would make a perfect home for either a growing family or downsizers. Offered with No Onward Chain.

Upon entering the home is an entrance hall with space for shoes and coats along with a downstairs cloakroom with WC and wash hand basin. The sitting room can be found to the front of the house with a sunny southerly aspect, an electric fire as the focal point and storage beneath the stairs. Double doors open into the dining room, a perfect space for a table to seat four to six people with an arch leading into the kitchen. The kitchen comprises a range of fitted units, an electric oven, gas hob, fridge/freezer, space for a washing machine and a door opening out to the private gardens. From the dining room is the conservatory, a great additional reception room, with a dual aspect view and sliding doors opening out to the gardens.

To the first floor are two spacious double bedrooms, a single bedroom and the bathroom featuring a bath with shower above, toilet, wash hand basin and heated towel rail. The principal bedroom is to the front of the house with a splendid view over open countryside towards Glastonbury Tor along with the benefit of fitted wardrobes. The second double bedroom has a lovely view overlooking the enclosed rear gardens. The third bedroom is a good sized single with storage and views to the front of the house.

### OUTSIDE

Approaching the property is a shared driveway leading to a private driveway to accommodate two to three cars. The enclosed rear gardens have been designed to be low

maintenance with an area of lawn, borders of flowers and shrubs and a decked area at the rear of the garden, which is currently covered with artificial grass. From the conservatory, sliding doors open to the patio, a perfect space for outside furniture and entertaining. Within the garden are two good sized wooden sheds, which provide great additional storage.

### 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 our offices in Broad Street, Wells continue along Priory road to the roundabout. Take the third exit onto Strawberry Way. Follow this road until you reach the traffic lights then turn left into Burcott Road. Follow this road for 300m, passing the 'One Stop' shop on the left. Take the second right into Campkin Road and the property is on the right.

REF:WELJAT25032024

#### 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

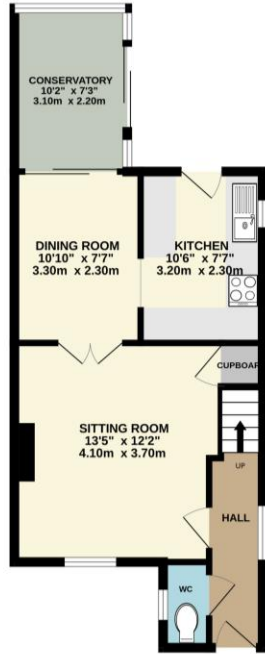
- Castle Cary
- Bath Spa
- Bristol Temple Meads



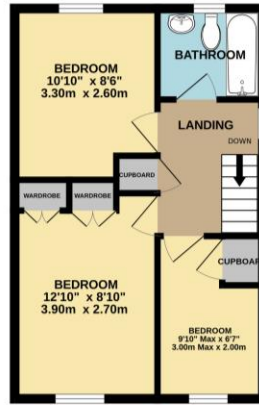
#### Nearest Schools

- Wells

GROUND FLOOR  
462 sq ft. (42.9 sq.m.) approx.



1ST FLOOR  
364 sq ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 826 sq ft. (76.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, walls, 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, specifications and quantities shown here are not intended and no guarantee as to their operability or efficiency can be given.  
Made with Hergo 12/24



WELLS OFFICE  
telephone 01749 676524  
19 Broad Street, Wells, Somerset BA5 2DJ  
[wells@cooperandtanner.co.uk](mailto:wells@cooperandtanner.co.uk)



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