



 3  2  3 EPC D

£420,000 Freehold

46 Jocelyn Drive
Wells,
BA5 2ER

**COOPER
AND
TANNER**



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DESCRIPTION

A stunning three double bedroom bungalow, which has been completely renovated by the current owners to a high standard, with wrap around low maintenance gardens, garage and parking. The property has undergone a transformation in recent years with new kitchen, bathroom, flooring, doors, electrics, heating and the gardens and driveway being landscaped.

Upon entering the property is a light and spacious entrance hall with wood flooring, large under stairs cupboard and bespoke oak staircase leading to the first floor. The kitchen, with underfloor heating, has been beautifully finished with an array of fitted units with soft close doors and drawers topped with quartz worksurfaces. Within the kitchen are integrated appliances including a dishwasher, twin ovens, microwave, induction hob, fridge/freezer, wine chiller and twin sinks. The room features a vaulted ceiling with Velux windows which can be opened using a remote control. Open to the kitchen is the spacious dining room, again with underfloor heating, a fabulous room with a wall of bi-fold doors opening out to the wrap around gardens. The room can comfortably accommodate a table for eight to ten people making it a marvellous space for formal dining and entertaining. The sitting room is a well-proportioned room with a view out to the front garden, solid oak floors and an electric fire and media wall as the focal point with all the wiring hidden from sight. A utility room can be accessed from the dining room which features additional storage along with plumbing for a washing machine and tumble dryer.

Two of the double bedrooms are situated on the ground floor, both with views overlooking the gardens and fitted wardrobes. Adjacent to the downstairs bedrooms is a well-appointed shower room, with natural travertine tiles and finished to a high quality with a large walk-in shower, toilet, wash hand basin, storage and heated towel rail.

To the first floor is a spacious dual aspect double bedroom with ample space for wardrobes. The bathroom on the first floor has also been finished to a high standard, fully tiled with a bath with shower attachment, toilet, wash hand basin, underfloor heating and heated towel rail.

OUTSIDE

The gardens have been transformed by the current owners who have created a wonderful area for outside entertaining and dining. Fully

enclosed with hedging and wooden fencing, the garden is private yet open and benefits from an abundance of sunlight throughout the day and lots of bespoke outside lighting for the evening. Sliding doors from the dining room open out to an Indian sandstone patio and composite deck, perfect for outside furniture and bordered by shrubs and bushes, along with a useful garden shed. A wood framed summerhouse provides shelter for either seating or a hot tub (which is available by separate negotiation). The garage has been modified with a storage area to the front for bikes and tools etc, whilst the rear has been created into a further utility area with a separate shower room and w/c. Perfect for additional white goods and storage. A paved driveway in front of the garage provides parking for two to three vehicles.

LOCATION

The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself 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 the Wells office, continue along Priory road to the roundabout. At the roundabout take the third exit onto Strawberry Way (passing Lidl on your right). At the traffic lights turn left into Burcott Road. Continue for approx. 400 metres, passing a row of shops on your left. Take the next left into Jocelyn Drive and the property can be found a little further along on the right, just before the turning to Martins Close.

REF:WELJAT04112022

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: D

Heating: Gas central heating with underfloor heating to kitchen, dining room and first floor bathroom

Services: Mains drainage, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



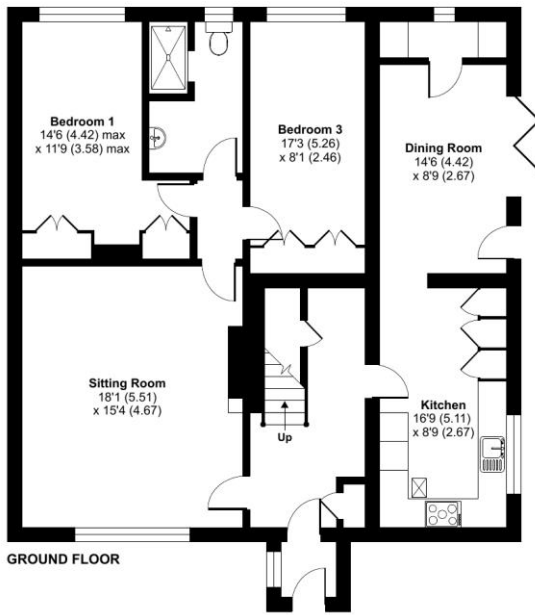
Nearest Schools

- Wells (Primary and Secondary)

Jocelyn Drive, Wells, BA5

Approximate Area = 1419 sq ft / 131.8 sq m
 Limited Use Area(s) = 85 sq ft / 7.8 sq m
 Outbuilding = 167 sq ft / 15.5 sq m
 Total = 1671 sq ft / 155.2 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2022. Produced for Cooper and Tanner. REF: 914900.



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