



25 Elm Close, Wells, BA5 1LZ

£550,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

Situated on the western fringes of the city and benefiting from views of the Mendip hills, is this beautifully presented, three bedroom, detached family home. The property benefits from a dual driveway offering parking for four cars, a fully enclosed rear garden with summerhouse/cabin, recently fitted double glazed windows and French doors, recently fitted kitchen, open plan sitting/dining room, large utility room and garden room.

Upon entering the property is the porch with space for coats and shoes and a cupboard housing the recently fitted gas boiler. The bright hallway leads to the sitting/dining room and kitchen along with a cloakroom with WC and basin and a useful understairs cupboard. The open plan sitting/dining room, is a generous room with a bay window to the front, picture rails and original doors. The dining room can comfortably accommodate a table to seat eight to ten people. The sitting room, again with picture rails, has a feature fireplace (currently blocked off). At the far end is the garden room with French doors leading out to the garden. Adjacent is the recently fitted and beautifully appointed kitchen which benefits from a range of units with duck egg coloured doors and pan drawers, with soft close feature, glazed splashback. To one side the units are topped 'Minerva' composite worktops with moulded sink and drainer and to the other are solid wood worktops. This bright and spacious room benefits from 'Karndean' flooring a

modern wall mounted radiator, a window to the side and French doors to the patio and garden beyond. Within the kitchen is a Rangemaster range cooker with double oven and induction hob (available by separate negotiation), space and plumbing for a dishwasher and space for an American style fridge freezer. The generous utility room, again with 'Karndean' flooring, has also been recently refitted with a range of cupboards with pale grey doors and drawers, topped with 'Metis' composite worktops. Within the utility room is space and plumbing for both a washing machine and tumble dryer, further undercounter storage space, stainless steel sink and large window overlooking the gardens and Mendip Hills in the distance. Doors lead to both the hall and the garden room.

To the first floor are three bedrooms and the family shower room. To the front is a double bedroom with bay window and original picture rail. A second generous double bedroom, again with original picture rail, has views over the garden towards the Mendip Hills. The third bedroom, currently presented as an office, is a generous single with a front aspect. The shower room, again recently refitted, benefits from 'Karndean' flooring and comprises; a large walk-in shower enclosure with waterfall shower, vanity unit with dark grey shaker style cabinetry, offering plenty of storage, and a hidden cistern WC.









OUTSIDE

To the front of the property are two separate driveways both with iron gates and each offering parking for two cars in tandem, four cars in total. A flower bed divides the drives and is planted with bulbs, mature shrubs and plants.

A pedestrian gate leads to the rear garden which is divided into several areas. Also accessed from the house is a composite deck and patio, perfect for outside furniture and entertaining, an area of lawn with a path leading to a pond, vegetable patch, 'Rhino' greenhouse (bought 2023) and wooden shed. The garden is beautifully planted with a vast array of shrubs and flowering plants which offer year round interest. At the bottom of the garden is a double-glazed cabin with triple aspect, which offers possibilities for home working or play space and has views towards the Mendip Hills.

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 3rd exit onto Strawberry Way. At the traffic lights go straight across. At the next set of traffic lights, turn left onto Portway. Continue along Portway for approx. 500 metres then turn left onto the B3139 signposted to Wookey. Continue for approx 200m and the property can be found on the right hand side.

REF:WELJAT18112024



Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

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



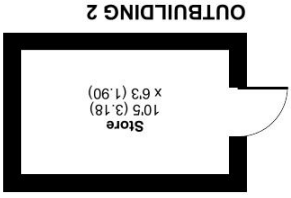
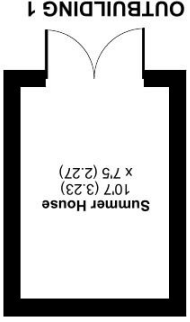
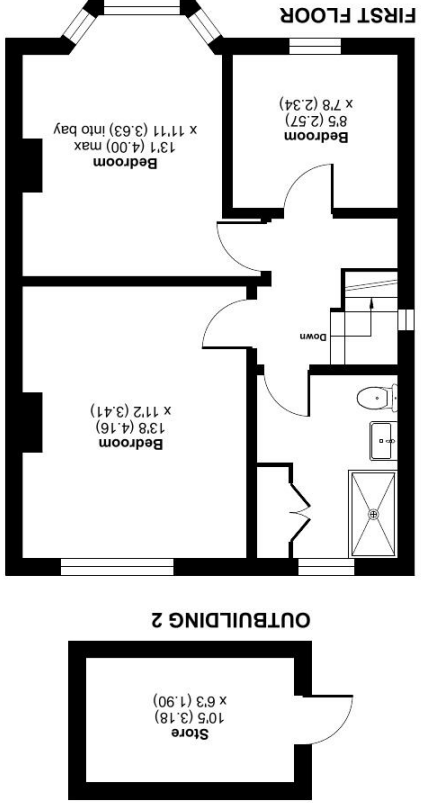
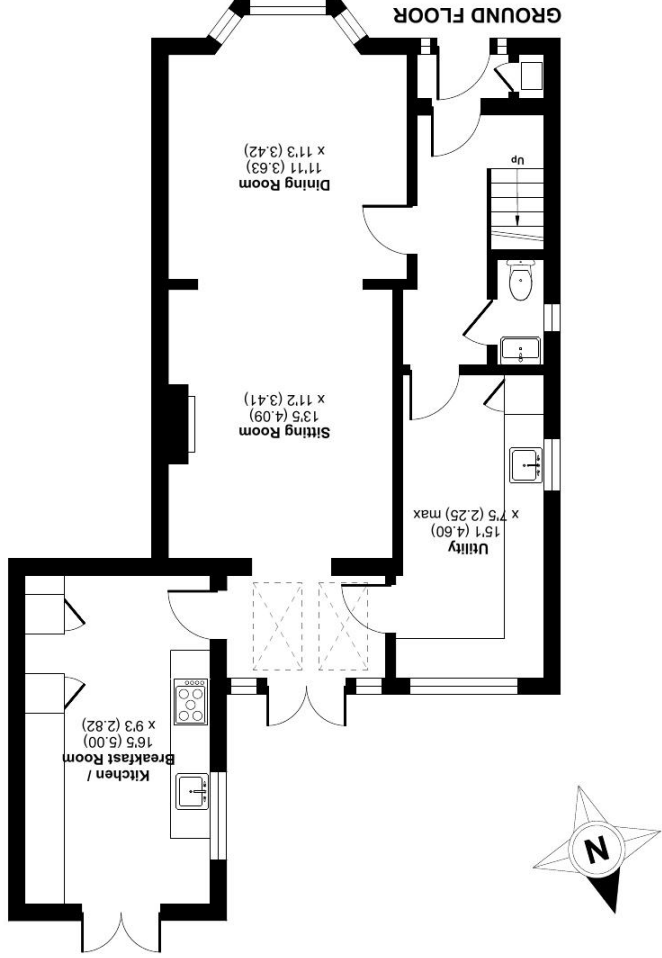
Nearest Schools

- Wells (Primary & Secondary)
- Wookey (Primary)

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Approximate Area = 1217 sq ft / 113 sq m
 Outbuildings = 144 sq ft / 13.3 sq m
 Total = 1361 sq ft / 126.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Cooper and Tanner. REF: 1211097

WELLS OFFICE
 telephone 01749 676524
 19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

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