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 EPC C

£295,000 Freehold

3 Regency Court  
 Wells  
 BA5 2NN

COOPER  
 AND  
 TANNER





# 3 Regency Court Wells BA5 2NN

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## £295,000 Freehold

### DESCRIPTION

A splendid three bedroom end of terrace property set just a short walk from the centre of Wells, with far reaching views over playing fields and offering two allocated parking spaces. The property is presented in very good order throughout and would make a fantastic first time purchase, investment or downsize.

Upon entering the property is a porch offering space for shoes and coats, which then opens up into the entrance hall. The hallway, leads into the spacious sitting/dining room, offering plenty of space for both comfortable seating and a dining table to seat four to six people. The room also features from a window to the front, with far reaching views over greenery and also has an under stair storage cupboard. The light and airy kitchen/breakfast room has a range of wood effect Shaker style cupboards with integrated electric oven and gas hob, space for fridge/freezer and space and plumbing for a washing machine and tumble dryer. This bright room benefits from two windows and a door leading out to the rear south east facing garden and also offers space for a breakfast table, if desired.

Stairs rise to the first floor with three bedrooms and a family bathroom. The principal bedroom, currently presented as a twin bedroom, has a rear aspect and is a good size and benefits from a wall of built-in wardrobes. To the front is a second double bedroom with views over the playing fields towards Wells Cathedral in the distance. The third bedroom currently presented as an office, is single in size and again has a view to the front towards the playing fields. The family bathroom comprises; a bath, WC, separate shower, wash basin and towel radiator.

### OUTSIDE

To the front of the property is a pathway leading to the front door with a border laid to gravel for ease of maintenance. To the rear is an enclosed garden again designed to be low maintenance, providing areas of decking and gravel with borders

and beds of mature planting. A pedestrian gate can be found at the rear of the garden leading to the parking area, where the two allocated parking spaces can be found.

### 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 central Wells take the Wookey Hole Road, signposted to Wookey Hole. Take the first left into Regency Court, where the property can be found on the right. For the purposes of viewing, please walk along the footpath to the front of the property, where our representative will meet you.

REF:WELJAT20032023

#### Local Information Wells

**Local Council:** Mendip District Council

**Council Tax Band:** C

**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

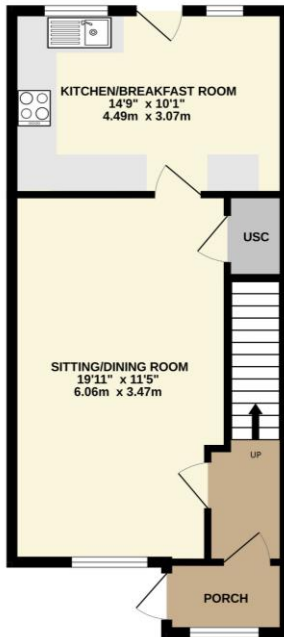


#### Nearest Schools

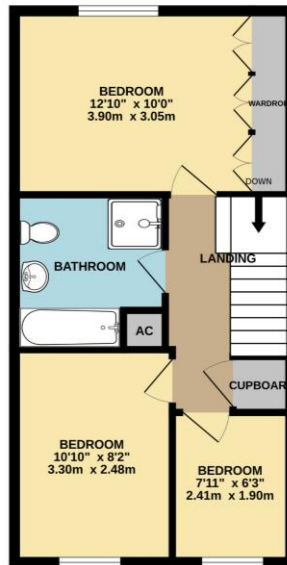
- Wells



GROUND FLOOR



FIRST 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 for 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.  
Made with Hectag 12/2023



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