



 3  1  1 EPC E

£275,000 Freehold

12 Allens Lane
Wells
BA5 3NQ

**COOPER
AND
TANNER**



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DESCRIPTION

Tucked down a quiet no through lane is this splendid three bedroom detached bungalow with south-west facing gardens offered with no onward chain. The property has been lived in by the current owner for a number of years and would now benefit from a full renovation offering a blank canvas for someone to enhance and improve.

The kitchen is situated at the rear of the property with a view overlooking the gardens and featuring an array of fitted units along with ample space for freestanding appliances. Adjoining the kitchen is the Sitting/dining room with a gas fire as the focal point, picture rail and airing cupboard. Adjacent to the kitchen is a conservatory/garden room with a south-west aspect, perfect for plants and seating if desired with doors opening out to the gardens. Also benefitting from garden views is the sitting room/bedroom three with a west facing aspect, perfect for the afternoon and evening sun. Two further bedrooms can be found at the front of the property, both with picture rails and looking out to the front gardens. The bathroom has been converted into a walk-in wet room with shower, wash basin and toilet.

OUTSIDE

Approaching the property is a wrought iron gate and pathway to the front door. A parking area can be found to the side of the house for one car which could easily be increased. The garden has a large patio area, perfect for outside furniture and entertaining along with mature trees, shrubs and hedging.

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 Wells take the B3139 signposted to Bath. Continue up St. Thomas Street into Bath Road, passing Budgens garage on your right. Take the third turning on the right into Allens Lane. The property can be found a little way along on the right.

REF:WELJAT16012023

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



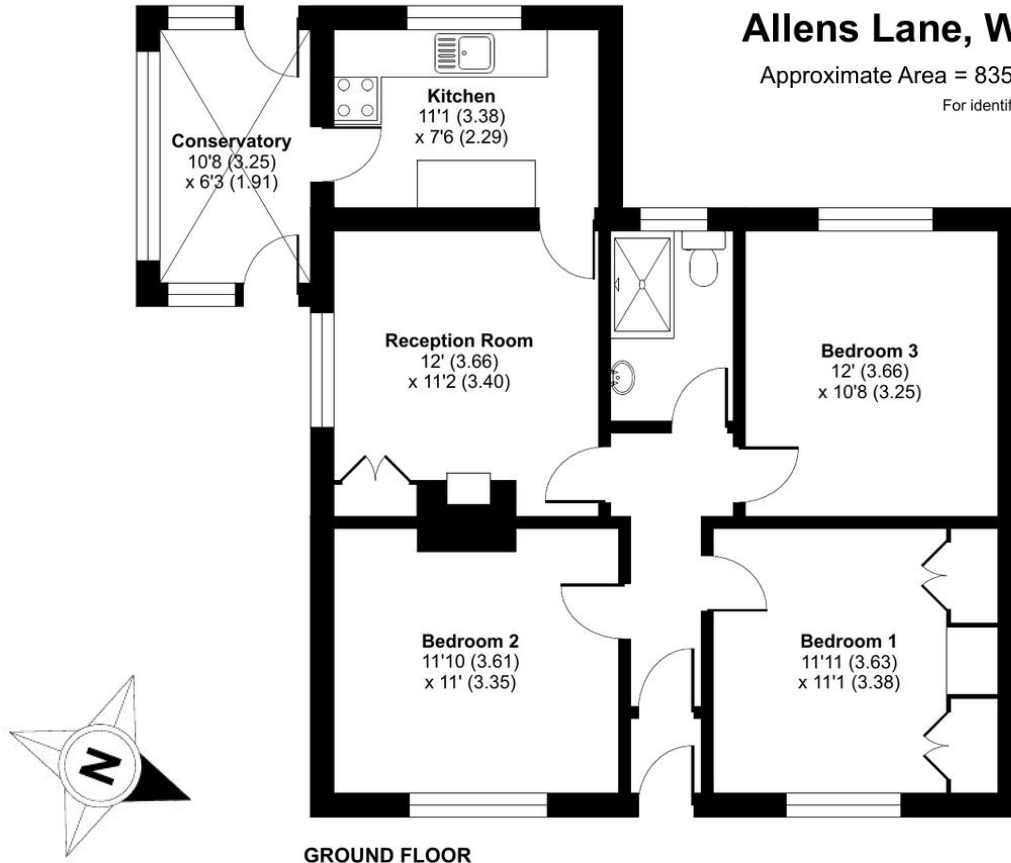
Nearest Schools

- Wells

Allens Lane, Wells, BA5

Approximate Area = 835 sq ft / 77.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checon 2023. Produced for Cooper and Tanner. REF: 938240



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