



 3
  2
  1
 EPC C

Freehold £265,000

76 Burcott Road
 Wells
 BA5 2EQ

**COOPER
 AND
 TANNER**



76 Burcott Road Wells BA5 2EQ

 3  2  1 EPC C

£265,000 Freehold

DESCRIPTION

A splendid three bedroom Victorian terrace house set on Burcott Road with gardens and private parking and offered with no onward chain. The property has been within the same family ownership for over 64 years, now would benefit from some updating and modernising but offers a fantastic opportunity to create a wonderful family home within easy reach of the city centre.

Upon entering the house is an entrance hall leading through into the central room of the house which has been used as the dining room with ample space for a table for six to eight people and also features a large storage cupboard under the stairs. The dining room has been opened up into the sitting room creating a lovely open plan room with the sitting room having a gas fire as the focal point and a lovely south facing bay window to the front. The kitchen comprises a range of fitted wall and base units with space for white goods and freestanding cooker. From the kitchen is a utility/lean to which provides further storage and provides access to the patio and gardens. The bathroom can also be found on the ground floor comprising a bath with shower overhead, toilet and wash basin.

To the first floor are three bedrooms, the largest of the three runs the width of the house and has fitted storage and a sunny aspect. A second double bedroom benefits from views overlooking the gardens whilst the third bedroom is a good sized single which could be used as a home office or converted into a bathroom, if desired.

OUTSIDE

The rear gardens have been designed to be low maintenance with a large patio, perfect for outside seating and entertaining, flower beds, a greenhouse, shed and pathway leading to the parking area. The parking area is accessed from Balch Road

and provides space for two cars. A passageway from the front of the house leads beneath the first floor and through to the rear garden.

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

DIRECTION

From the Wells office, in Broad Street, 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. 250 metres and number 76 can be found on your right.

REF:WELJAT28022025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity.

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



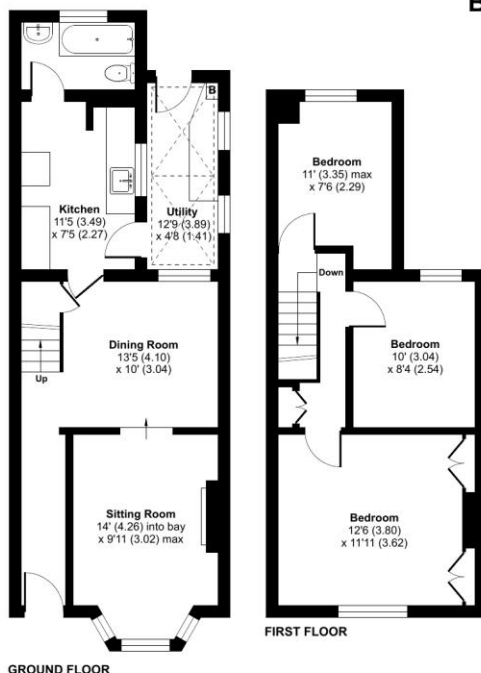
Nearest Schools

- Wells

Burcott Road, Wells, BA5

Approximate Area = 917 sq ft / 85.1 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). © richcom 2025. Produced for Cooper and Tanner. REF: 1252461



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

**COOPER
 AND
 TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

