

# 7 Doddrells Close

Wells, BA5 2GN



£320,000 Freehold

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 2  1  2 EPC B

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## DESCRIPTION

An exceptional two double bedroom property situated on the desirable Bishops Green development presented in immaculate order throughout. Occupying a similar floor area of the three bedroom properties, number 7 has been designed with two master suites on the first floor.

Upon entering the house is a light and spacious hall with downstairs w/c with wash hand basin and space for shoes and coats. A door opens into the kitchen/dining room, a splendid room with an array of fitted units, space for a dishwasher, fridge/freezer, electric oven, gas hob and ample space for a table to seat four to six people. The sitting room runs the width of the property, a well-proportioned room with a large storage cupboard, ample space for seating and benefiting from French doors opening out to the garden.

To the first floor is a landing area leading to the two generous sized bedrooms. The bedroom at the front runs the width of the house and features an ensuite bathroom whilst the double bedroom at the rear has the benefit of a walk-in wardrobe, an ensuite shower room and a lovely view overlooking the garden to the rear.

## OUTSIDE

The south facing walled garden has been further improved by the current owner. French doors open from the sitting room onto a newly laid patio, which runs the across the width of the house and makes the perfect area for outside furniture. An area of artificial lawn, with drainage beneath, spans the central part of the garden. A decked area with a wooden pergola and climbing vine above, sit at the far side of the garden along with a further patio, both perfect for outside seating and entertaining. Behind the house and garden is a larger than average single garage with 'up and over' door along with parking in front. For

ease of maintenance, borders at the front and side of the house have been newly laid with slate chippings.

## DEVELOPMENT CHARGE

Development charge currently £163.14 per annum - for maintenance of communal areas within the development.

## 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

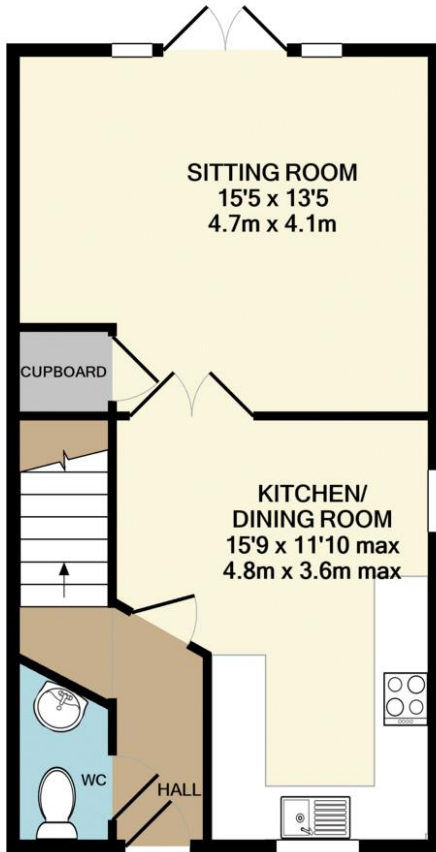
## DIRECTIONS

From central Wells take the Wookey Hole Road and continue for approx. 1 mile. Take the first left onto the Bishops Green development and into Penleigh Road and then take the 2nd right into Doddrells Close.

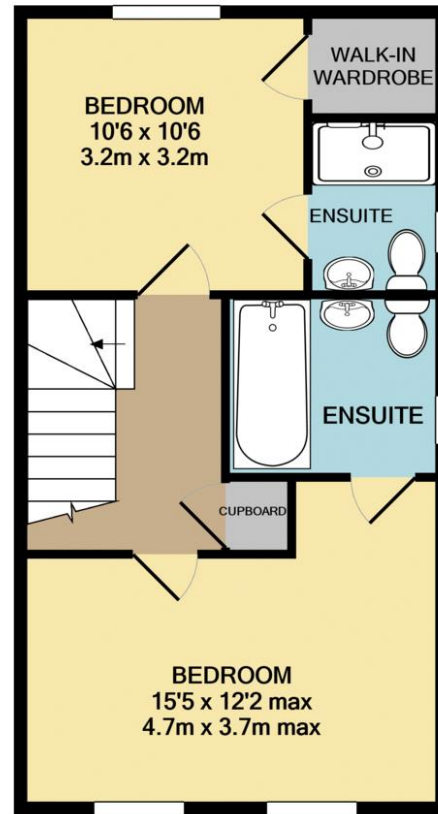
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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 by 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  
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