

16 Woodbury Avenue

Wells, BA5 2XN



£429,950 Freehold

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DESCRIPTION

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Upon entering the house is a spacious entrance hall with ample space for shoes and coats. Within the main house is a large dual aspect open plan kitchen/dining/sitting room. A marvellous room with an abundance of natural light and plenty of space for dining and entertaining. The kitchen comprises an electric oven, hob and microwave, built-in dishwasher, washing machine and ample storage cupboards. Double doors open out to a covered seating area, a great additional living space which has light and a television point whilst also having a lovely view over the south facing garden. To the first floor are two spacious double bedrooms, one looking out to the front of the house and the other having views over the garden and towards Wells Cathedral. The third bedroom is a good sized single but would also make a great home office. The shower room features a shower, toilet, wash hand basin, storage and heated towel rail. The annex is separate from the main house but could be incorporated to make one larger house if desired. The annex has a spacious sitting/dining room with French doors opening out to the garden along with an adjoining kitchenette area, double bedroom and shower room area comprising of a shower, toilet and wash hand basin.

The loft is 90% boarded, offering lots of useful storage space.

OUTSIDE

The south facing gardens are fully enclosed and are mainly laid to lawn with shrubs and two large wooden sheds for storage (one 12ft x 8ft and the other 7ft x 5ft) or to be used as

workshops. A side gate provides access from back to front which leads to the parking area for three to four cars and front lawn with laurel hedging.

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.

HEATING

Gas central heating and 5kw solar panels.

SERVICES

Mains drainage, water, gas and electricity are all connected.

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 next turning on your right into Woodbury Avenue. The property can be found a little further along on the right hand side.

REF:WELJAT30012026





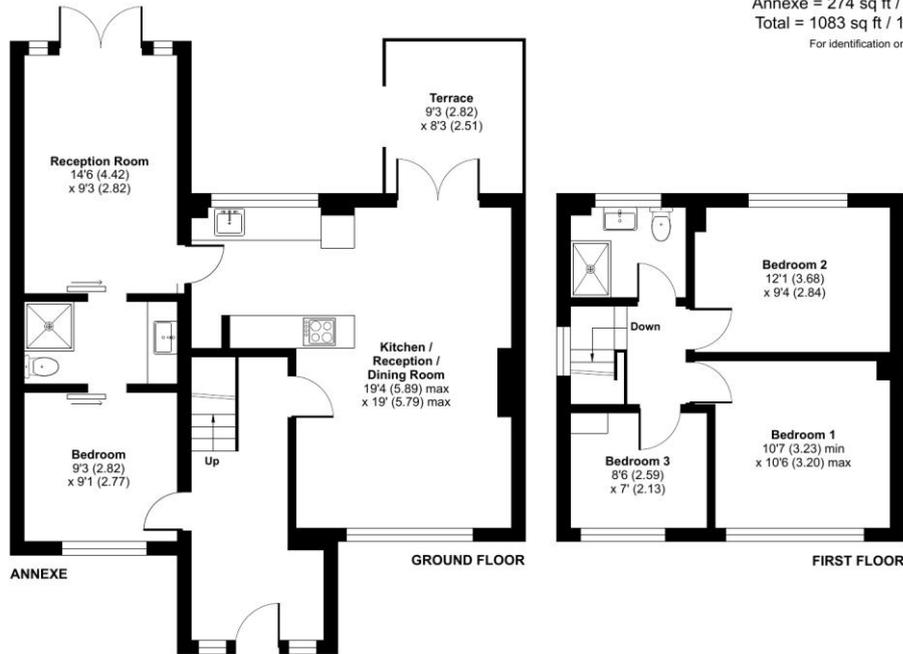
Woodbury Avenue, Wells, BA5

Approximate Area = 809 sq ft / 75.2 sq m

Annexe = 274 sq ft / 25.4 sq m

Total = 1083 sq ft / 100.6 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). © ritchecom 2021. Produced for Cooper and Tanner. REF: 750983



WELLS OFFICE

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