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 EPC E

£329,950 Freehold

15 Welsford Avenue
 Wells
 BA5 2HX

COOPER
 AND
 TANNER



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DESCRIPTION

A deceptively spacious, extended three bedroom bungalow situated away from busy roads in Welsford Avenue, just a short stroll from the city centre whilst benefitting from parking and a beautiful South-West facing garden.

Upon entering the property is a hall, with space for shoes and coats and leading through to the spacious kitchen/dining room. The kitchen comprises a range of fitted units with soft close doors and drawers topped with wooden countertops. Within the kitchen is an eye level electric double oven, large kitchen island with further storage and five ring gas hob, space and plumbing for white goods, larder style cupboard with drawers, a magic corner unit and wonderful views overlooking the garden. A door opens from the kitchen to a shared pathway at the side of the property leading to the front driveway. The dining area can comfortably accommodate a table for six to eight people. The kitchen/dining room is open to the sitting room which is a lovely area, perfect for comfortable seating with French doors opening out to the patio and gardens beyond.

The hall provides access to the three bedrooms and the beautifully finished bathroom which comprises; a slipper bath, separate shower enclosure, toilet, wash basin and heated towel rail. There are two spacious double bedrooms, one of which has an aspect over the front gardens and the other looking through the sitting room with garden views beyond. The third bedroom is a good sized single with views to the front of the property.

OUTSIDE

Approaching the bungalow is a driveway for two to three cars with borders of flowers, shrubs and trees. The enclosed rear garden faces South-West with a patio directly accessed

from the sitting area, perfect for outside furniture, dining and entertaining. The garden is mainly laid to lawn with flower beds, established shrubs, trees and an area of bark, perfect for play equipment. A wooden shed provides additional storage along with a greenhouse, ideal for growing vegetables.

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 including Wells Cathedral 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. Continue for approx. 200 metres and turn left into Blake Road. At the end of the road turn left into Welsford Avenue. Number 15 can be found a little further along on the right.

REF:WELJAT08052025

Local Information Wells

Local Council: Somerset

Council Tax Band: B

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

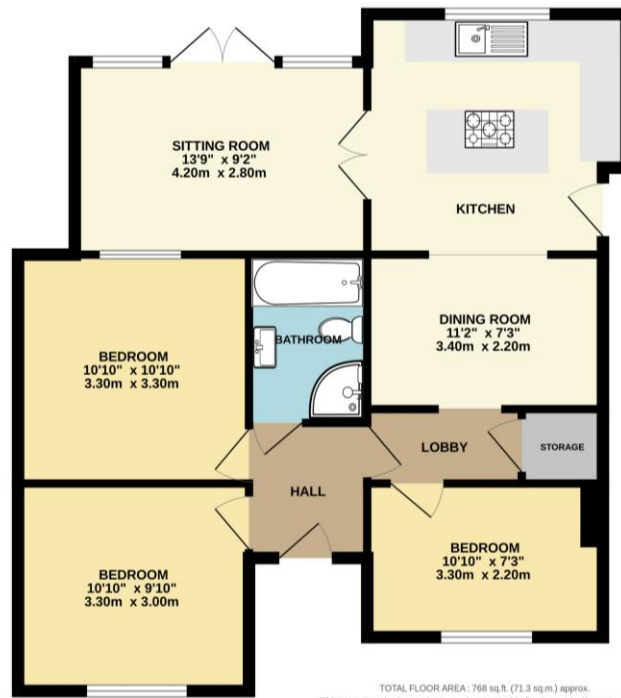
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

GROUND FLOOR
768 sq. ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA: 768 sq. ft. (71.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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