



43 Woodbury Avenue, Wells, BA5 2XW

Guide Price £420,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

An exceptional three bedroom semi-detached home, renovated and extended by the current owner to the highest of standards with a South facing garden, large garage, parking and the benefit of no onward chain. The home is situated in the ever-desirable Woodbury Avenue, a quiet tree lined avenue close to beautiful walks and all amenities that Wells has to offer.

Upon entering the house is a light and spacious hallway with space for shoes and coats along with a downstairs WC with wash hand basin. The sitting room is situated at the front of the house with a view overlooking the gardens and feature fireplace which could offer scope for a wood burner, if desired. The large room is currently used as a sitting room and home office area whilst being open plan to a substantial kitchen/dining room extension to the rear. The stunningly designed kitchen is the real focal point of the house featuring an array of fitted units topped with stone worktops, an integrated oven, electric hob, fridge/freezer and wine fridge. The kitchen island benefits from a breakfast bar on one side along with additional storage and power points built in. The dining area has ample space for a table to accommodate six to eight people with bi-folding doors opening to reveal a decked area for additional seating and steps leading down to the

enclosed South facing gardens. From the kitchen is a utility room with further storage, sink unit and plumbing for both a washing machine and tumble dryer.

To the first floor are three bedrooms and the main bathroom which comprises a bath with shower above, toilet and wash hand basin. Two of the bedrooms are good sized doubles, one of which looks out to the front gardens and the other has a wonderful view towards Tor Woods. The third bedroom is a single in size or could equally make a brilliant home office, if desired.

OUTSIDE

The bi-folding doors from the kitchen/dining room open out to the decking, perfect for outside furniture and entertaining with steps leading down to the beautifully maintained South facing gardens. Mainly laid to lawn with trees and shrubs with stepping stones leading to a wooden shed for storage and a rear gate for additional access. The garden is fully enclosed with wooden fencing making it perfect for children or pets.

To the front is a driveway leading to a larger than average garage with electric roller door, ample storage space and pedestrian door opening into the









OUTSIDE (continued)

garden. The front gardens are also laid to lawn with shrubs and bushes and a pathway leading to the front door.

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 to the front and rear. At the end of the road are footpaths leading to the The Bishop's Palace, Wells Cathedral and High Street, just a 10 minute walk way.

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 and the property can be found on the left after approx 400m.

REF:WELJAT10122024



Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Gas central heating

Services: Mains drainage, gas, water & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary



Nearest Schools

- Wells (Primary & Secondary)

Woodbury Avenue, Wells, BA5

Approximate Area = 1018 sq ft / 94.5 sq m

Garage = 193 sq ft / 17.9 sq m

Total = 1211 sq ft / 112.4 sq m

For identification only - Not to scale

