



 2  1  1 EPC B

Guide Price £255,000

22 Wand Road
Wells
BA5 1WD

COOPER
AND
TANNER



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DESCRIPTION

Just a short stroll from the High street and amenities, on the ever popular Bishop's Brook development, is this beautifully presented two bedroom home. The property, which has been in the same ownership since it was built in 2015, has been recently redecorated in neutral tones and benefits from a 'L shaped sitting/dining room, kitchen, downstairs cloakroom, two double bedrooms, family bathroom, south facing garden and off road parking space. This 'turn key' property would be ideal for first time buyers, investors or downsizers and is offered with NO ONWARD CHAIN.

Upon entering the property is a good sized entrance hall with space for coats and shoes and a downstairs cloakroom with hidden cistern WC and wash hand basin. The kitchen has a front aspect and features a range of wall and base units with white high gloss doors and drawers, feature lighting, stainless steel sink and black worktops. Within the kitchen is an integrated Bosch electric oven, Bosch gas hob and re-circulating extractor hood along with a freestanding Black Samsung fridge freezer and a recently purchased washing machine - the vendor is kindly leaving these two items for the new owners. The 'L' shaped sitting/dining room is a good size and features a large understairs cupboard, perfect for 'day to day' storage. Being 'L' shaped, the room naturally divides to offer space for both a dining table and comfortable seating and benefits from French doors, with fixed glazing on either side, leading out to the south facing garden.

From the hall, stairs rise up to the spacious first floor landing leading to two double bedrooms and the family bathroom. The first of the double bedrooms has a large window with southerly aspect over the garden and white slatted wood blinds (included). This room benefits from neutral carpets and has plenty of space for bedroom furniture. To the front of the house, again with a large window, is another bright double bedroom with neutral carpets and built-in three-quarter height cupboard. This useful cupboard offers of space for storage and houses the 'Baxi' combi-boiler. The family bathroom comprises; bath with shower overhead, hidden cistern WC, wash basin and modern towel radiator.

OUTSIDE

To the front of the house is a small border planted with mature shrubs. The rear garden, which can be accessed from both the parking area

and the sitting room, is south facing and benefits from the sun for most of the day. A patio runs across the width of the house, ideal for outside furniture and entertaining. The garden is mainly laid to lawn with a border of lavender. To one side is a wooden shed offering useful garden storage and a pedestrian gate to the parking area. At the side of the house an arch leads through to the parking area with one allocated parking space.

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

DIRECTIONS

From the Wells office, continue along Priory Road at the roundabout take the second exit onto the A39 Glastonbury Road. Continue for approximately 200 metres, passing the Crandon Springs Care home on your left, and take the next turning on the left into Wand Road continue for approx 50m until the road forks. Take the left hand fork, continue for approx. 20m, where the property can be found on the right hand side.

SERVICE CHARGE

Service charge is currently £378.00 per annum which covers maintenance and lighting of communal areas and landscaping within the development.

REF:WELJAT310524

Local Information Wells

Local Council: Somerset Council

Council Tax Band: B

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



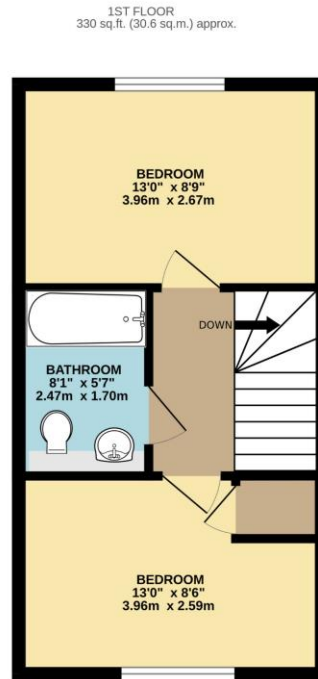
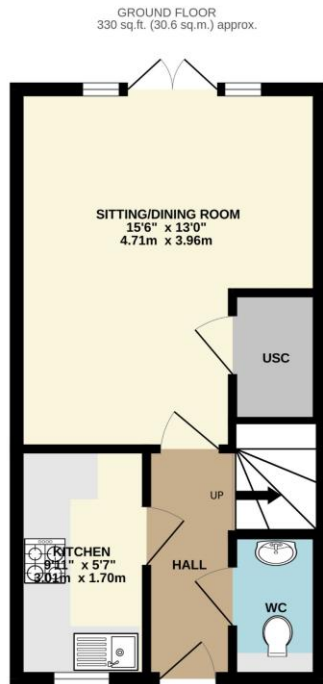
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells



TOTAL FLOOR AREA : 660 sq.ft. (61.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix CS204



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