



1 Davis Terrace, Tucker Street, Wells, BA5 2DX

£560,000 Freehold

COOPER
AND
TANNER



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 5  3  2 EPC F (due to be reassessed as new heating & insulation installed)

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DESCRIPTION

Set in the heart of Wells, close to amenities is this beautifully presented and deceptively spacious five bedroom end terrace period home. The property benefits from a detached garage, large outbuilding, off road parking and original features including original panel doors, dado rails, picture rails, fireplaces and restored sash windows. The property benefits from newly fitted insulation, new gas combi-boiler (2025) and newly installed gas central central heating (2025).

Upon entering the property is a light and spacious entrance hall with painted wood floor, dado rail, window to the side and wall mounted gas heater. The rear of the hall opens out, under the stairs, offering plenty of space for coats and shoes, this space could also provide an additional study area if required. The sitting room, again with painted wood floor, benefits from period features including picture rail and marble fire surround with original tiles and inset gas fire. A large sash window looks out to the front and bathes the room in natural light. Adjacent to the sitting room is the dining room with fireplace, gas fire, alcoves with built-in cupboards and a window looking out to the rear garden. This spacious room can comfortably accommodate a table to seat eight to ten guests and features painted wood floors and a picture rail. Open to the dining room is the study with built-in cupboards, shelves and a window to the side garden. Leading from the dining room is the kitchen with original 'Barrel' French doors opening out to the garden and Spanish terracotta floor tiles. A range of bespoke country style kitchen cupboards and built-in plate rack are painted in a tasteful soft taupe colour. The kitchen features a 1 1/2 bowl ceramic sink, ceramic hob, integrated oven, original fireplace with built-in

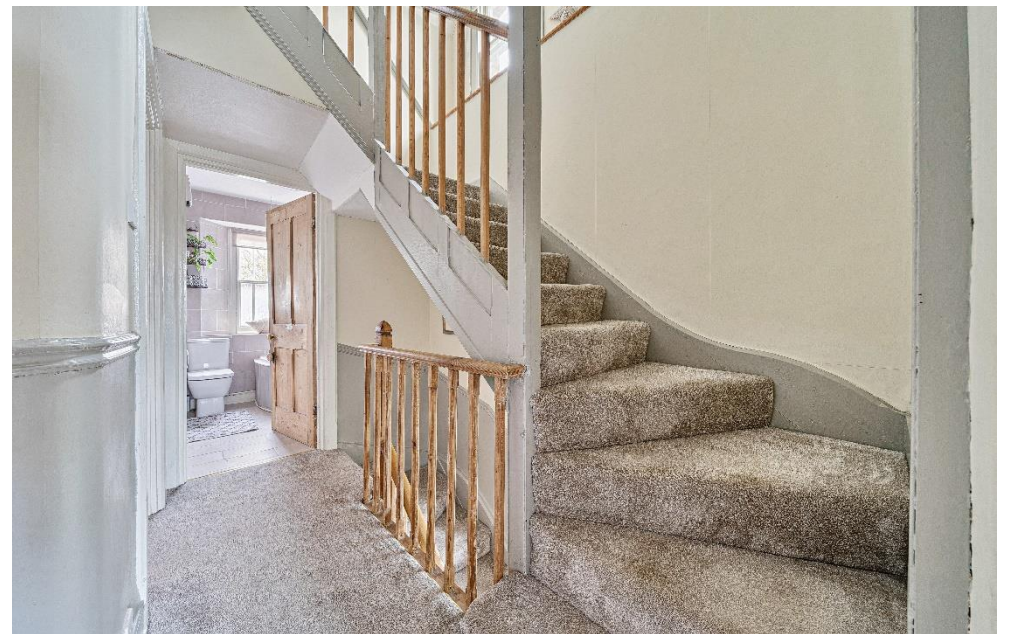
cupboards along with space for dishwasher and both an undercounter fridge and freezer. Off the kitchen is the hardwood conservatory, with natural slate floor, opening windows, blinds and doors to the rear garden. This fantastic space could also be used as a breakfast room or additional seating area. To the rear of the kitchen is a dual aspect utility room with space and plumbing for a washing machine, inset sink and wall mounted, gas fired water heater. A door leads to the fully tiled shower room with corner shower enclosure, wash basin and WC.

Stairs, with stripped pine banister, rise to the bright first floor landing which leads to three of the bedrooms and the family bathroom. To the front is a good size double bedroom with picture rail, arched cast iron fireplace with black marble surround and sash window with front aspect. A second double bedroom, again with picture rail, benefits from views over the garden. A single bedroom with sash window and picture rail looks out to the front. The fully tiled family bathroom comprises; corner bath, wash basin and WC.

Stairs lead up to the second floor with side dormer window allowing plenty of natural light. On this floor are two further double bedrooms (five in total), the first being open to the stairs and currently presented as a games room. This space, with exposed beams, vaulted ceiling and sash window, could also be used as a further sitting room/teenage den or combined with the adjacent bedroom to create a principal suite. The fifth bedroom is a notably generous double with vaulted ceilings, large alcove and dormer window with front aspect.









OUTSIDE

Well-tended gardens surround the property on three sides. To the front, enclosed by low stone wall, mature hedges and wrought iron gate is a low maintenance gravelled area and paths leading to the front door and side garden. A wrought iron gate opens into the deceptively spacious side garden with green house and raised vegetable beds and path leading past the conservatory to the rear garden.

Also accessed from the kitchen is the rear garden: To the side of the kitchen, covered by a pergola planted with a prolific grape vine, is a patio area ideal for outside dining and entertaining. Raised borders edged with sleepers are planted with an array of lush, exotic planting including a large tree fern. A further patio is neatly tucked away, just around the corner, with space for outdoor furniture. To one side is a border, ideal for shrubs and flowering plants. An area of lawn, surround by mature trees including an Indian Bean Tree and a Foxglove Tree, leads to a pond with fish included. At the far end of the garden is a detached tandem garage/workshop with, light and power, pedestrian door to the garden and a garage door opening onto a hardstanding offering parking for three cars. Adjacent to the garage is a large wooden outbuilding with stained glass double doors, which is currently used a studio and storeroom but would also make a great home office, business space or gym. A gated path leads between the two buildings to the off road parking area.

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 our offices in Broad Street, Wells, continue into Priory Road. At the junction, turn right into Princes Road and continue for 200m to the traffic lights. At the traffic light turn left into Tucker Street, continue for approx. 200m where the property can be found on the left, just before the turning to West Street.

REF:WELJAT16122024



Local Information: Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Wall mounted gas heaters

Services: Mains drainage, mains water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary



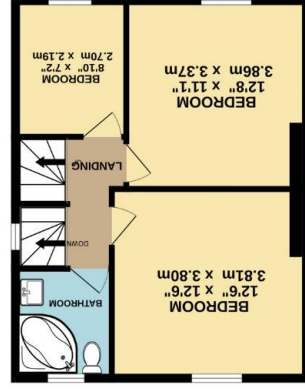
Nearest Schools

- Wells

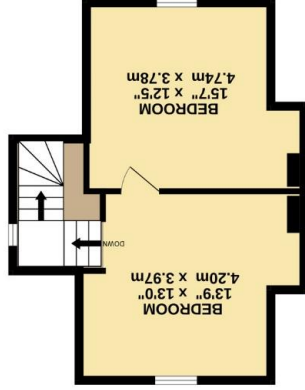
GROUND FLOOR
745 sq. ft. (69.3 sq.m.) approx.



1ST FLOOR
468 sq. ft. (43.5 sq.m.) approx.



2ND FLOOR
369 sq. ft. (34.3 sq.m.) approx.

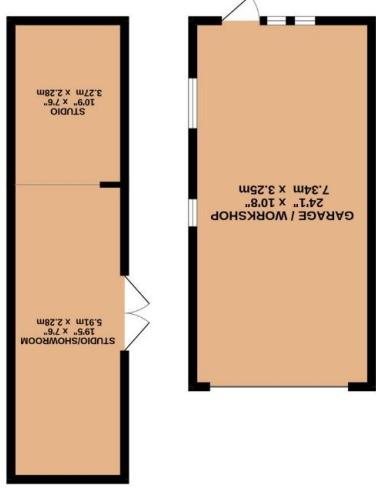


TOTAL FLOOR AREA : 2092 sq. ft. (194.3 sq.m.) approx.

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.

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OUTBUILDINGS
509 sq. ft. (47.3 sq.m.) approx.



WELLS OFFICE

telephone 01749 676524

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



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