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 EPC B

£335,000 Freehold

11 Pinching Close
 Wells
 BA5 1FH

**COOPER
 AND
 TANNER**



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DESCRIPTION

Set within a quiet cul-de-sac, just a short walk from amenities and the city centre is this splendid three bedroom semi detached family home. The property is presented in good order throughout, and benefits from an enclosed rear garden, garage, off road parking and is offered to the market with no onward chain.

Upon entering the property is a spacious entrance hall with a downstairs WC. The sitting room is positioned to the front of the house and is a good size having plenty of space for comfortable seating. A door leads through to the kitchen/dining room, which runs the whole width to the rear and benefits from French doors leading to the sunny garden. The kitchen comprises a range of white gloss units with an integrated gas hob and electric oven, along with space and plumbing for a washing machine and space for a fridge/ freezer. Adjacent to the kitchen area is space for a dining table to seat four to six people, along with an under stairs storage cupboard.

To the first floor are three bedrooms and the family bathroom. The master bedroom is a spacious double with a useful alcove, ideal for a wardrobe, and the benefit of an ensuite shower room with toilet, wash basin and shower. A further double bedroom has a rear aspect and looks towards fields beyond the development. The third bedroom is a good sized single room or would make a fantastic home office if desired. The well-appointed bathroom comprises a bath with shower overhead, WC and wash basin.

OUTSIDE

The rear garden is fully enclosed and is mainly laid to lawn with a patio area being perfect for outside furniture and al fresco dining. A path follows the side of the property giving access from the front to the rear and has a pedestrian wooden gate. The garage is situated to the side of the property and has both a

rear pedestrian door accessed from the garden and an 'up and over' door to the front. There is space to park a car in front of the garage.

LOCATION

The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself 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.

DEVELOPMENT CHARGE

Currently £270.00 per annum to cover maintenance and lighting of communal areas within the development

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From the Wells office, continue along Priory Road to the roundabout. Take the first exit onto the A371 East Somerset Way' continue straight on through the traffic lights, passing Morrisons on the left. Take the next left into Thompson Road and then second left into Clares Road. The property can be found a little further along on the right.

REF:WELJAT08052025

Local Information Wells

Local Council: Somerset

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

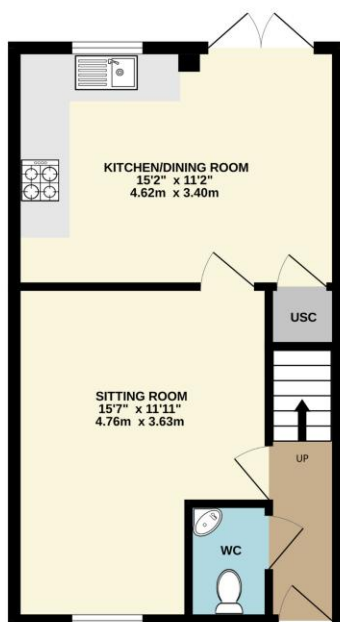
- Castle Cary
- Bath Spa
- Bristol Temple Meads



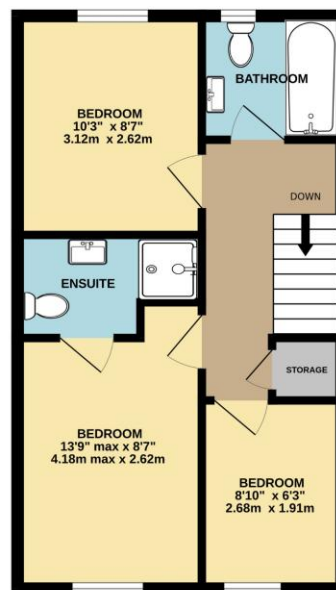
Nearest Schools

- Wells

GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 810 sq.ft. (75.3 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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