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£265,000 Freehold

53b St. Thomas Street  
Wells  
BA5 2UY

COOPER  
AND  
TANNER



# 53b St. Thomas Street Wells BA5 2UY

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## DESCRIPTION

Set in a tucked away location, yet within easy reach of Wells Cathedral, Market Place and High Street is this charming, grade II listed, two bedroom cottage. This delightful property is beautifully presented and has the perfect balance of character features and modern convenience and comprises a sitting/dining room, kitchen, two bedrooms, shower room, courtyard garden and stone-built outhouse/utility room. The property would make an ideal first time purchase, bolt-hole or holiday let investment and is offered to the market with NO ONWARD CHAIN.

Upon entering, via the half glazed door, is the characterful sitting/dining room with oak floor, beamed ceiling, exposed stone walls, wall lights and a fireplace with wood beam and open fire as the main focal point. There is plenty of space for both comfortable seating and a small dining table to seat two to four people. To the front, a large window looks out over the pretty courtyard and to the rear, stairs lead up to the first floor. The kitchen, with front aspect and Travertine style floor tiles, features a range of wall and base units with cream Shaker style doors and drawers, wooden worktops, white one and a half bowl ceramic sink and attractive tiled splashback. Within the kitchen is an integrated slimline dishwasher and space for both an undercounter fridge and a gas cooker. At the end of the kitchen is a useful understairs cupboard, ideal for 'day to day' storage.

A staircase with curved top and shelf, leads up to the bright first floor landing with doors to two bedrooms, shower room and an airing cupboard housing the hot water cylinder. The main bedroom is double in size with wall light, cast iron fireplace and window to the front overlooking the pretty courtyard garden. The second bedroom, which is single in size, has stripped pine floor, wall light, part-vaulted ceiling and a window to the front, again looking out to the courtyard. The shower room features a wet floor shower with both waterfall and adjustable shower heads, hidden cistern WC, wall hung wash hand basin and modern towel radiator.

## OUTSIDE

To the front of the property is a courtyard garden with planting, flagstone paving, enclosed bin store and space for garden furniture. A stone-built outbuilding, with light and power, is used as a utility room and has space and plumbing for a washing machine along with space for storage.

Please note: The neighbouring properties have a right of access across the courtyard.

## 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 Wells take the B3139 signposted to Bath. Continue up St. Thomas Street and on the left hand side is a gate marked 53a, go through the gate and follow the path round to the left, where you will find 53b directly in front of you.

REF:WELJAT16082024

### Local Information Wells

**Local Council:** Somerset

**Council Tax Band:** B

**Heating:** Gas central heating

**Services:** Mains drainage, water, gas and electricity

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

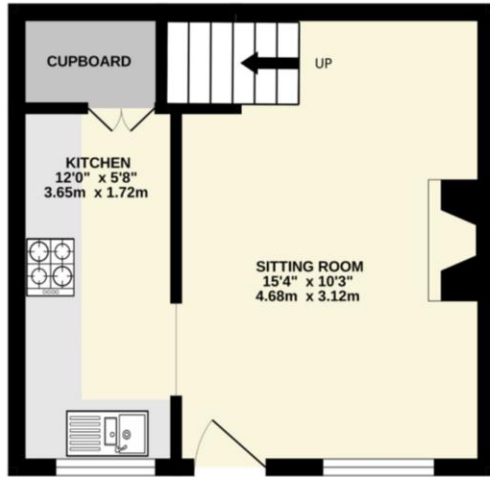
- Castle Cary
- Bath Spa
- Bristol Temple Meads



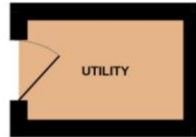
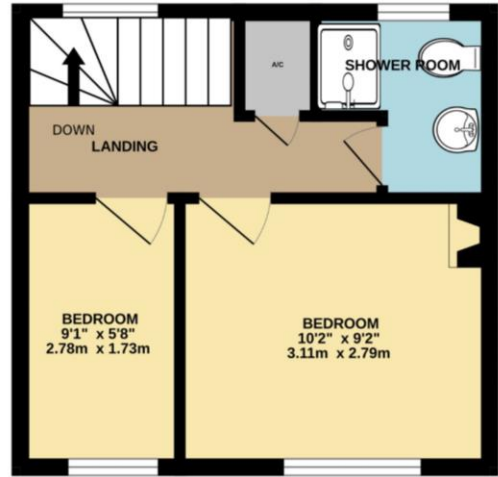
### Nearest Schools

- Wells

GROUND FLOOR



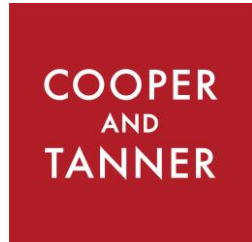
1ST FLOOR



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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