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£335,000 Freehold

84 Burcott Road
Wells
BA5 2EQ

COOPER
AND
TANNER



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DESCRIPTION

A charming, extended three bedroom end terrace house. Situated within close proximity to the city centre, the property retains many of its original features whilst also having been extended to create a larger kitchen/dining room and further reception room.

Upon entering the house is the half-panelled entrance hall which leads to the sitting room at the front of the house, a lovely room with a southerly aspect, a bay window, picture rail, ceiling rose and 'Morso' Wood burner as the focal point. The kitchen/dining room is open plan with ample space for a table to accommodate six to eight people comfortably and featuring an 'Esse' range which can be used for both cooking or as an additional burner if desired. The kitchen has been fitted to high standard with an array of grey Shaker style fitted units with attractive grey patterned tiles, an eye level double electric oven, gas hob, integrated dishwasher and double doors opening into the garden room. The garden room is a splendid space with a lovely view and double doors opening out to the patio and gardens beyond. The room could be used for multiple purposes such as an additional sitting room, home office or occasional guest bedroom, if needed. From the garden room is a utility room which provides additional storage and has space and plumbing for a washing machine and tumble dryer along with a w/c and wash hand basin.

To the first floor are two double bedrooms, one looking to the back with a view towards the garden and the other situated at the front with an airing cupboard. The single bedroom benefits from a dual aspect and is currently being used as an office but could be used as a dressing room or nursery if required. The family bathroom comprises a bath with shower above, toilet, wash hand basin and traditional style towel radiator.

OUTSIDE

The garden features a wide variety of shrubs, bushes and trees along with an abundance of flowers which bloom throughout

the seasons. An area of paving provides a great space for outside furniture and entertaining with steps leading to the lawn and a wooden studio, which looks back at the house. The studio has light and power and would make a fantastic home office. Hidden behind the studio is a wooden shed for additional storage with a further area of garden to the side, offering outside storage space.

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.

VIEWING

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

DIRECTIONS

From the Wells office, in Broad Street, continue along Priory Road to the roundabout. At the roundabout take the third exit onto Strawberry Way (passing Lidl on your right). At the traffic lights turn left into Burcott Road. Continue for approx. 250 metres and number 84 can be found on your right.

REF:WELJAT21022024

Local Information Wells

Local Council: Somerset

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

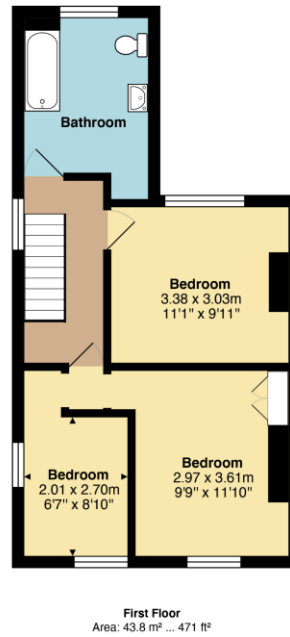
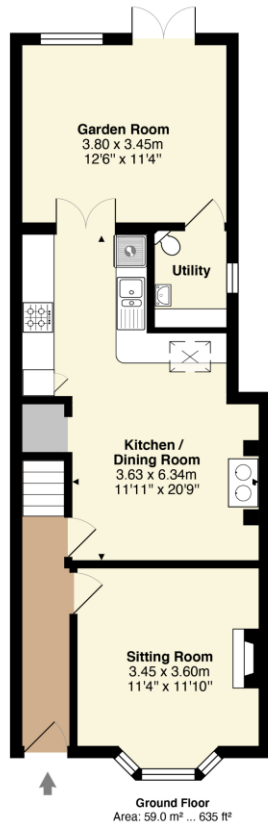
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

84 Burcott Road, Wells



Approximate gross internal floor area of main building - 102.8 m² / 1,106 ft²

Whilst every attempt has been made to ensure the accuracy of this floor plan, 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. All room measurements are maximum dimensions unless otherwise stated.



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