



72 Welsford Avenue, Wells, BA5 2JA

£380,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

Situated in a popular residential area, just a short walk from the city centre is this unique three double bedroom bungalow which has been completely renovated and extended to create a wonderful home, perfect for either downsizers or families alike. The property has been transformed to a high standard with new heating, electrics, kitchen, glazing and roof and is presented in excellent condition throughout.

Upon entering the property is an entrance hall, with space for shoes and coats, leading into the kitchen. The kitchen comprises a range of fitted units with soft close doors and drawers, magic corner units, integrated dishwasher and space for a large fridge and range cooker. The kitchen is open to the dining room which has a wonderful outlook and French doors opening out to the gardens and can comfortably accommodate a table for six to eight people along with space for additional comfortable seating. Pocket doors, from the dining room, open to reveal the sitting room which benefits from a lovely sunny dual aspect and a chimney as the focal point, which has a liner installed in readiness to install a wood burner if desired.

Within the property are three double bedrooms and the main family bathroom which comprises a bath with shower above, toilet, wash hand basin and heated towel rail. The principal bedroom is a spacious double with a southerly aspect and the benefit of an ensuite shower room featuring a corner shower, toilet, wash basin and heated towel rail. Two further double bedrooms can also be accessed from the main hall, one having a dual aspect to the front and the other having a view overlooking the garden.

OUTSIDE

The gardens have been beautifully tended to over the years by the current owners with a large area of lawn and a variety of shrubs, bushes and flower beds. A decked area provides a wonderful space for outside furniture and entertaining whilst also providing access to a shed for storage. The summerhouse has been enhanced with hard wired electrics and internet installed, making a fantastic work from home space whilst also benefitting from a lovely view over the garden. The garden is fully enclosed with a gravel path and side gate providing access to the driveway without having to









OUTSIDE (continued)

go through the property. A parking area to the side of the house provides parking for two cars in tandem.

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 down Priory Road to the roundabout. At the roundabout take the third exit on to Strawberry Way. Continue straight across the first set of traffic lights. At the next set of traffic lights turn right on to Portway. Continue over the pedestrian crossing and at the next set of traffic lights turn right into Wookey Hole Road. Continue for approx. 150 metres and turn left into Blake Road. At the end of the road turn right into Welsford Avenue. Number 72 can be found a little further along on your right.

REF:WELJAT17052024



Local Information: Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, mains water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary



Nearest Schools

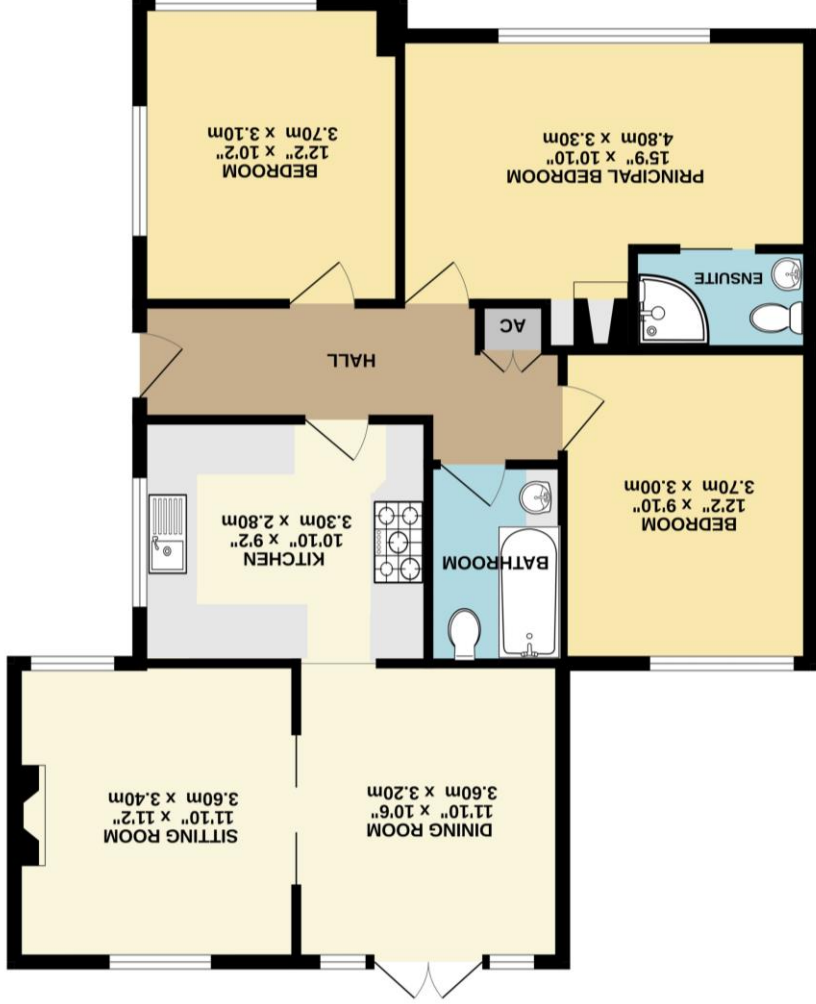
- Wells



WELLS OFFICE

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While every attempt has been made to ensure the accuracy of the diagram contained here, measurements of doors, windows, cornices and other items are approximate and no responsibility is taken for any error 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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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, references 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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