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£379,950 Freehold

75 Burcott Road,
Wells,
BA5 2EF

COOPER
AND
TANNER



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DESCRIPTION

A delightful three double bedroom detached period property with an abundance of character features, off road parking and situated within close proximity to open countryside, all just a short stroll from the city centre.

Upon entering the house is a spacious hall with flagstone floors leading into the dual aspect sitting room, situated at the front of the house, with a wood burner as the focal point and a bay window looking out over the pretty cottage gardens. In the centre of the house is a dining room/day room with ample space for a table to accommodate eight people whilst also having space for comfortable seating. The room has an array of bespoke cabinetry, flagstone floors, wood burner and a large under stairs cupboard. The kitchen features a range of wall and base units with space for a range cooker and American style fridge/freezer along with a window to the side of the house. A utility room makes for a great area for a washing machine and tumble dryer with it also having direct access outside and access to a shower room with a walk-in shower, toilet, wash basin and heated towel rail.

Stairs rise to the light and open first floor landing leading to the three double bedrooms and family bathroom. The principal bedroom runs the width of the house with a dual aspect, views over the garden and fitted storage. Two further double bedrooms both look out to the side of the house with hill views in the distance and one of them having the benefit of an ensuite shower room. The main bathroom features a roll top bath, separate shower enclosure, toilet, wash basin and heated towel rail.

OUTSIDE

The pretty cottage style garden has the benefit of facing South-West allowing it to get sunshine throughout the day. A gravel

area provides a wonderful area for outside seating, dining and entertaining with a winding path past flower beds, mature shrubs and an array of climbing plants towards the parking area. The parking area has space for two to three cars off road, previously there has been an old garage which gives scope to build a new one subject to any additional consents.

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, in Broad Street, continue along Priors 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 75 can be found on your left.

REF:WELJAT04072024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

GROUND FLOOR
650 sq. ft. (60.4 sq.m.) approx.

TOTAL FLOOR AREA : 1219 sq.ft. (113.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropac C2024



1ST FLOOR
569 sq. ft. (52.9 sq.m.) approx.



WELLS OFFICE
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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.

