



 2-3  1-2  1 EPC D

£325,000 Freehold

Lynville
Gurney Slade
Nr Radstock, BA3 4TT

**COOPER
AND
TANNER**



Lynville Gurney Slade Nr Radstock, BA3 4TT

 2-3  1-2  1 EPC D

£325,000 Freehold

DESCRIPTION

A spacious two to three bedroom detached bungalow situated within the heart of the popular village of Gurney Slade within easy walking distance to all village amenities and presented in excellent order throughout.

Upon entering the property is a porch and welcoming entrance hall with storage cupboard for shoes and coats. The sitting room is situated at the front of the house benefitting from a dual aspect and wood burner with stone hearth and mantelpiece as the focal point. The recently fitted kitchen features an array of fitted units with soft close doors and drawers topped with marble worksurfaces and benefitting from under counter lights. Within the kitchen is an electric eye level double oven, induction hob along with space for a fridge/freezer, dishwasher and a washing machine. The room also benefits from a lovely view overlooking the garden and a door out to the driveway. The main bedroom can be found to the rear of the property, a spacious double with fitted wardrobe. Two further double bedrooms can be accessed from the main central hall, one with a view to the side of the property and another at the front of the property, overlooking the front gardens. The versatile front bedroom is currently presented as a formal dining room. The bathroom comprises; a bath with shower above, wash basin, heated towel rail, light up mirror and a separate WC adjacent.

OUTSIDE

Approaching the property is a driveway to the side and gravel area providing parking for three cars with two further spaces in the layby owned to the front. Two garages can be access via the driveway, both used for additional storage. The gardens have been designed to be low maintenance with several areas to capture the sun throughout the day. Within the garden is an area of lawn, shrubs and areas for pot plants along with a greenhouse and summerhouse with lovely views back over the village.

LOCATION

Binegar and Gurney Slade are two small, adjoined Mendip villages approximately four miles north east of the Cathedral City of Wells and five miles north of Shepton Mallet. The village benefits from a village hall, public house, village church, café/bistro and play park. There are also good bus links (the 173 passes through every hour).

Nearby, the picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), 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 six miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located approx. 17 miles away and easily accessible.

VIEWING

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

DIRECTIONS

Leaving Wells on the Bath Road (B3139), continue out of the City for approximately 2 miles until Binegar is signposted on the right hand side. Take the right turn onto Whitnell Lane and continue for 2 miles, passing the Horse and Jockey public house on your right, continue to the junction with the A37 and turn left. The property can be found after approx 50m, on the right hand side.

For those travelling from the direction of Bristol or Bath, proceed south along the A37 through the village of Ston Easton and into Gurney Slade where the property can be found on the left (if you pass The George Inn - you have gone too far!)

REF:WELJAT01112024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Oil fired central heating

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

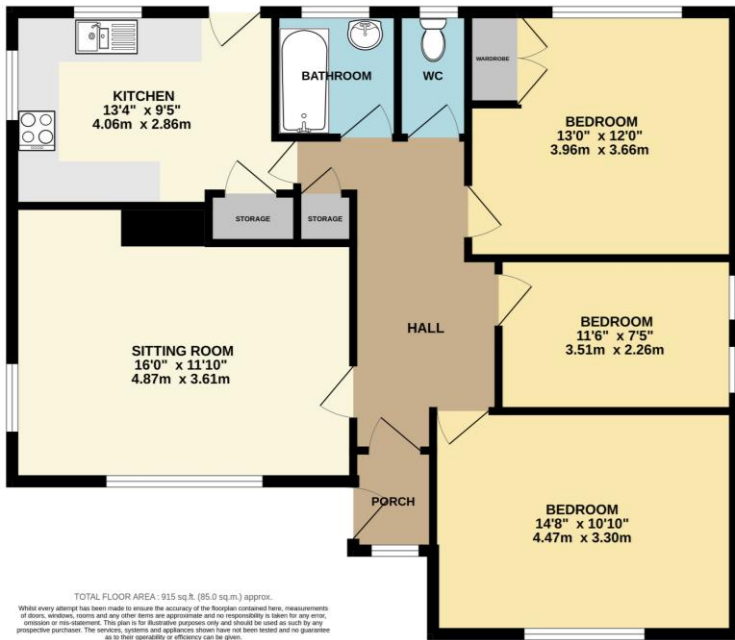
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.



WELLS OFFICE
telephone 01749 676524
19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

COOPER
AND
TANNER

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.

