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 EPC D

£289,950 Freehold

37 Churchill Road East  
 Wells  
 BA5 3HU

**COOPER  
 AND  
 TANNER**





# 37 Churchill Road East Wells BA5 3HU

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## DESCRIPTION

Occupying an elevated position on the eastern fringes of the city is the spacious, double fronted mid terrace property. The property benefits from generous room sizes, far reaching views towards both the Cathedral and Tor Woods.

Upon entering the property is a porch, with space for coats and shoes, opening into the hall. Leading off the hall is the dual aspect sitting room with views over the front garden towards the golf course along with views of the garden to the rear. A feature fireplace with a log burner features as the main focal point of this well-proportioned room.

Across the hall is the kitchen dining room, again a sizeable room with a dual aspect. The room naturally divides into two distinct areas; the kitchen features a good amount of units with wooden doors, space and plumbing for a washing machine, space for a cooker, stainless steel sink and a peninsula/breakfast bar. The dining area can comfortably accommodate a table to seat eight to ten and benefits from an under stairs cupboard and a further door leading out to the front garden. Tucked away neatly in the corner is the 'ideal' gas boiler. Off the dining area is a rear lobby, again perfect for coats and shoes, which leads out to the rear garden.

Stairs rise to the first floor where there are three bedrooms and the family bathroom. To the front, again with views towards the golf course and the Cathedral, are two generous double bedrooms both with built-in cupboards. The third bedroom, with rear aspect, is a cosy double or generous single in size. The bathroom, comprises a bath with shower above, WC, vanity wash basin and a heated towel radiator. Also accessed from the landing is the airing cupboard housing a hot water cylinder.

## OUTSIDE

To the front of the property is a path leading to the front door. On either side of the path is an area of gravel, for ease of maintenance, which is planted with mature trees and shrubs. This provides the perfect spot for a garden bench from which to enjoy the sunny southerly aspect.

Accessed from the rear lobby, the rear garden is fully enclosed and comprises; a patio area with a natural stone wall and steps leading up to a series of shallow terraces, which are planted with mature trees and shrubs and offer a great area for outdoor furniture and entertaining.

## 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, St. Thomas Street, signposted to Bath. Continue along St. Thomas Street which turns into Bath Road, passing Budgens garage on the right. Take the third left into Churchill Road and then first right into Churchill Road East. The property can be found a little further along on the left.

REF:WELJAT19012026

### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** B

**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

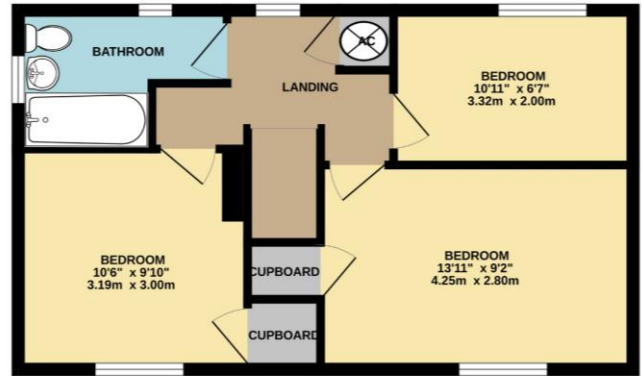
- Wells



GROUND FLOOR



FIRST 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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