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£239,950 Freehold

32 Bath Road  
Wells  
BA5 3LG

COOPER  
AND  
TANNER



# 32 Bath Road Wells BA5 3LG

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## £239,950 Freehold

### DESCRIPTION

Situated on the Eastern side of Wells is this charming two bedroom semi-detached period cottage with off road parking. The property offers scope to be enhanced and improved if desired and is offered to the market with no onward chain.

Upon entering the property is an entrance hall with space for coats and shoes. The sitting room is a good size with a fireplace alcove with mantles shelf above, a feature alcove to the rear and a window to the front. The light kitchen/diner with a dual aspect and laminate floor, comprises a range of light wood effect wall and base units, built-in extractor fan, cooker, space and plumbing for a washing machine, space for a tumble dryer or further white goods along with cupboard space under the stairs and space for a full height fridge freezer. A fireplace with period stone mantle makes an attractive focal point. There is space to accommodate a dining table to seat four to six people comfortably.

From the kitchen stairs lead up to the first floor with two double bedrooms and family bathroom. The first of the bedrooms has a front aspect and features a chimney breast with alcoves on either side. The bright second bedroom, with two windows to the front, has a built-in cupboard and wood panelling. The family bathroom comprises, a bath with shower overhead, WC and wash basin.

### OUTSIDE

To the front of the property is a block paved parking area for one car and a path leading to the front door.

### 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 Wells take the B3139 signposted to Bath. Continue up St. Thomas Street into Bath Road, passing Budgens garage and the Woodbury Avenue on your right. Proceed for a further 100m and the property can be found on the right, set back from the road.

**AGENT'S NOTE:** Please note that there is a right of way, along the path in front of the house, for pedestrian access to the neighbouring property (number 34).

REF:WELJAT26122023

#### Local Information Wells

**Local Council:** Mendip District Council

**Council Tax Band:** B

**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



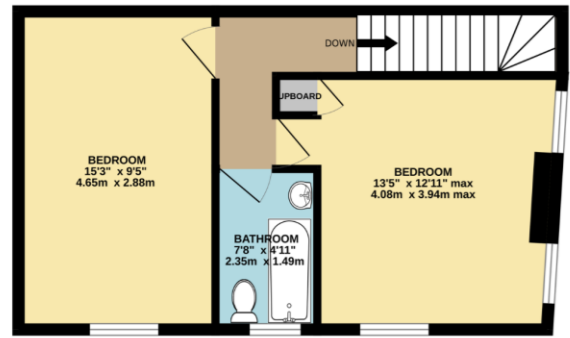
#### Nearest Schools

- Wells

GROUND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.7 sq.m.) approx.

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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WELLS OFFICE  
telephone 01749 676524  
19 Broad Street, Wells, Somerset BA5 2DJ  
[wells@cooperandtanner.co.uk](mailto:wells@cooperandtanner.co.uk)

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AND  
TANNER

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