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£375,000 Freehold

3 Rowdens Road
Wells
BA5 1TU

COOPER
AND
TANNER



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 3  2  1 EPC C

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DESCRIPTION

Situated within a short, level walk of the city centre is this splendid three bedroom period home. The property benefits from south facing gardens, off road parking and is offered to the market with no onward chain.

On the ground floor the property comprises; a sitting room with a square bay French doors to the front along with exposed wooden floorboards and a feature period fireplace as the main focal point. An opening, previously with double doors, reveals a dining area, again with exposed wood floors and a period fireplace with built-in cabinetry on either side. The room offers ample space for a dining table to seat six to eight people and leads through to the kitchen. The kitchen is a good size, currently with a range of freestanding units, fitted stainless steel sink unit, cream coloured AGA, space and plumbing for both a washing machine and dishwasher along with space for a fridge/freezer. A door to the side leads to a further room, ideal as an office space or playroom and having a door to a WC, along with access to the rear of the property and parking area.

To the first floor are three spacious bedrooms and the family bathroom. To the front is the principal bedroom which runs the width of the house with ample space for wardrobes and a southerly aspect over the front gardens. A further double bedroom, with window to the rear, features an original fireplace. Also with a rear aspect, is the third bedroom which is a large single/ small double and currently presented as an office. The bathroom comprises a bath with shower above, toilet and wash hand basin.

OUTSIDE

At the front of the property is the main garden, facing south it benefits from all day long sunshine. The garden is mainly laid to patio, with areas of shrubs and bushes along with outdoor entertaining space. At the rear of the property is off road parking for two cars.

From the Wells office, continue along Priory Road to the roundabout. Take the first exit onto the East Somerset Way (A371). Take the first right into Rowdens Road and then the second right into the main part of Rowdens Road. Number 3 can be found at the far end on the right hand side.

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

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REF:WELJAT19092024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

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

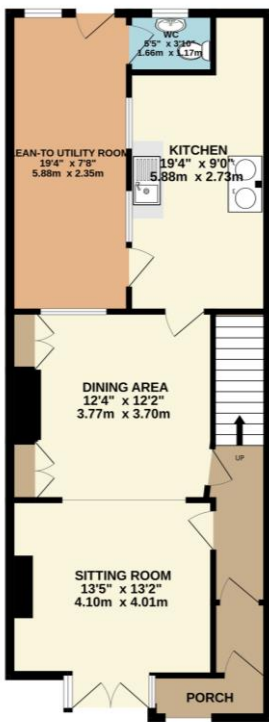


Nearest Schools

- Wells (primary and secondary)

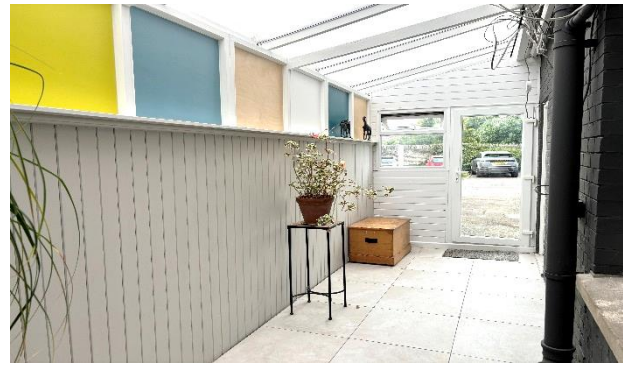
GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.

1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA: 1293 sq.ft. (120.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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 Hozpro 02024



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