



 2  2  1 EPC E

£329,950 Freehold

17 Hooper Avenue  
Wells  
BA5 3NA

**COOPER  
AND  
TANNER**



# 17 Hooper Avenue

## Wells

### BA5 3NA

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### DESCRIPTION

A marvellous two bedroom semi-detached bungalow in the ever desirable location of Hooper Avenue with a garage, off road parking and a southerly rear aspect. The property offers lots of scope to enhance and improve, subject to the necessary consents and is offered to the market with no onward chain.

Upon entering the property is an entrance hall leading to all rooms. The open plan sitting/dining room is a good size, with a lovely sunny south facing aspect and with sliding doors out to the rear garden. Situated at the front of the property, is the kitchen which comprises a range of fitted units, space for freestanding appliances and a door opening to the side utility room. The utility room offers further storage and space for more appliances, a door then leads out with steps down to side of the property giving access to both the front and rear garden.

Both of the bedrooms are double in size, the largest room having a view over the rear garden and the other overlooking the front. The shower room features a walk-in shower, toilet, vanity unit with a wash basin and a radiator.

### OUTSIDE

Accessed from a side gate is the front garden to which has been designed to be low maintenance, mainly laid to patio with borders of shrubs and bushes. Steps lead to the front door and a path follows around the side of the property round to the rear garden, garage and parking space. The South facing rear garden has also been designed with low maintenance in mind with a large proportion being laid to a patio, perfect for outside furniture and dining.

To the rear of the garden is a single garage (no light or power currently connected) with a gated parking space in front.

### 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 centre follow signs for B3139 (signposted to Bath) towards the Horrington's into St Thomas Street. Continue onto Bath Road and take the third turning on the right into Hooper Avenue. Number 17 will be found a little further along on the left hand side.

REF:WELJAT11042023

#### Local Information Wells

**Local Council:** Mendip District Council

**Council Tax Band:** C

**Heating:** Gas central heating

**Services:** Mains drainage, water, gas and electricity

**Tenure:** House - Freehold



#### Motorway Links

- M4
- M5



#### Train Links

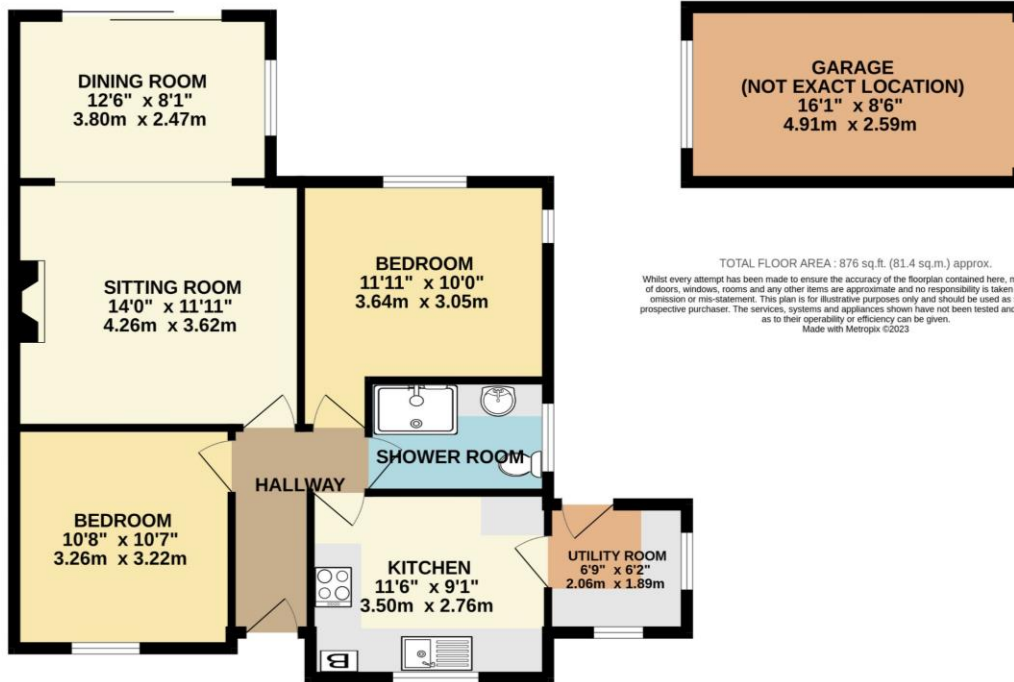
- Castle Cary
- Bath Spa
- Bristol Temple Meads



#### Nearest Schools

- Wells

GROUND FLOOR  
876 sq.ft. (81.4 sq.m.) approx.



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