



 3  1  1 EPC C

£325,000 Freehold

19 Coronation Road
Wells
BA5 2BU





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DESCRIPTION

Set in a popular location, overlooking green space, is this spacious three double bedroom detached house with parking, private gardens and offered with no onward chain. The property was built in 2010, has been improved by the current owners and is situated within a short walk of the centre of Wells.

Upon entering the property is a spacious entrance hall, with space for coats and shoes along with a downstairs cloakroom with WC and wash hand basin. The kitchen/dining room is a large dual aspect room featuring an array of fitted units, built-in electric oven and electric hob and space for a dishwasher, tumble dryer, washing machine and American style fridge/freezer. Within the kitchen, looking out to the front of the house, is a dining area which can comfortably accommodate a table for four to six people. The sitting room is a wonderful reception room with an abundance of natural light and French doors opening out to the patio and gardens beyond. Beneath the stairs is a large storage cupboard with light and power.

To the first floor is a galleried landing, with large picture window, leading to the three double bedrooms and family bathroom. The principal bedroom is a spacious double running the depth of the house with views to the rear and a dressing area with an array of fitted wardrobes. Two further double bedrooms are equal in size with one looking to the front of the house and the other overlooking trees to the rear. The fully tiled bathroom comprises a bath with shower above, toilet, wash hand basin, storage and a heated towel rail.

OUTSIDE

The garden has been designed to be low maintenance and wraps around the house with an area of gravel to the rear opening to a newly laid patio, perfect for outside furniture and

entertaining. An area of artificial lawn is bordered with raised beds made from wooden sleepers, ideal for vegetables or flowers. The garden is fully enclosed with newly erected wooden fencing with a gate opening to the front of the property. A driveway provides parking for two vehicles.

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 the Wells Office turn left onto Priory Road and carry on to the roundabout. At the roundabout take the third exit on the A39. At the next traffic lights turn left onto Burcott Road then take the second right into Balch Road. Continue up the hill and into Coronation Road where the property can be found on the left, overlooking the green.

REF:WELJAT26032024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

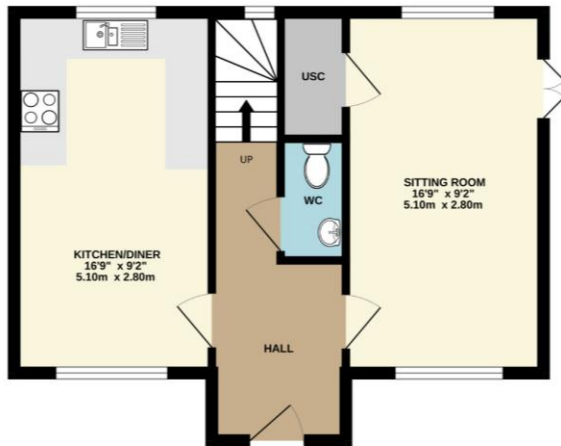
- Castle Cary
- Bath Spa
- Bristol Temple Meads



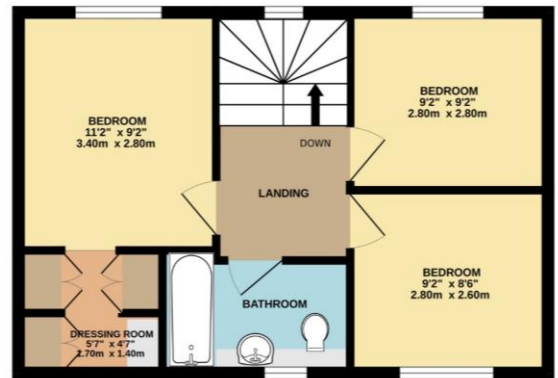
Nearest Schools

- Wells

GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.

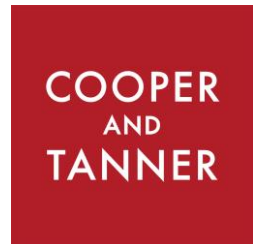


TOTAL FLOOR AREA : 841 sq.ft. (78.2 sq.m.) approx.

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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