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 EPC D

£390,000 Freehold

47 Welsford Avenue
 Wells
 BA5 2HX

**COOPER
AND
TANNER**



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DESCRIPTION

A beautifully presented and extended three bedroom semi-detached family home situated within the ever popular Welsford Avenue with ample parking and South facing gardens. The property has been enhanced and improved by the current owners who have created a versatile home for families or downsizers alike.

Upon entering the house is a spacious entrance hall with storage for shoes and coats along with a view through the house into the gardens. The kitchen comprises a range of units featuring an electric oven and hob, larder style cupboard and space for a washing machine and tumble dryer. The kitchen is open plan to a breakfast area with space for a table for four to five people. The sitting room is a well-proportioned room with a wood burner as the focal point and the previous old window now created into bespoke shelves and storage to create a natural divide to the extension. Running the full width of the house is a wonderful extension, currently used as a fabulous dining room with a vaulted ceiling and bi-folding doors running the full span of the room opening out to the patio and gardens beyond. The room could be used either as a dining room or sitting/garden room if desired with a lovely sunny southerly aspect over the garden.

To the first floor are three bedrooms and the family bathroom which comprises a bath with shower above, toilet, wash hand basin and heated towel rail. The principal double bedroom and single bedroom benefits from a garden view along whilst the second double bedroom looks out to the front of the house.

The loft has been fully boarded to provide additional storage.

OUTSIDE

The South facing gardens have been designed to be both pretty and low maintenance with it being mainly laid to lawn with stepping stones leading down a path to a handy storage shed. At the rear of the house is a large patio, perfect for outside seating entertaining and dining with the bi-folding doors connecting with the house. A

large area to the side of the house is also paved with gates opening to the front, perfect for extra storage/parking or to create further accommodation subject to the necessary consents. A driveway to the front of the house provides space for three cars and benefits from an EV charger.

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 continue down Priory Road to the roundabout. At the roundabout take the third exit on to Strawberry Way. Continue straight across the first set of traffic lights. At the next set of traffic lights turn right on to Portway. Continue over the pedestrian crossing and at the next set of traffic lights turn left into Wookey Hole Road. Continue for approx. 200 metres and turn left into Blake Road. At the end of the road turn left into Welsford Avenue. Number 47 can be found immediately on your right.

REF:WELJAT25072025

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

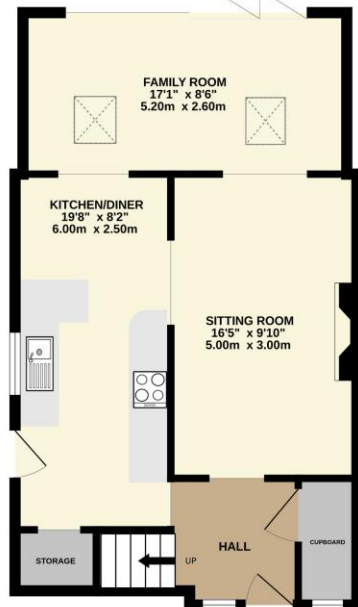
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells (Primary and Secondary)

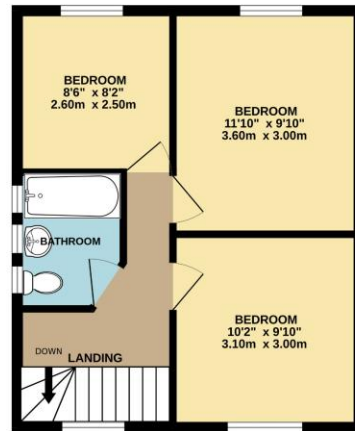
GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.0 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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1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



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AND
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