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£495,000 Freehold

15 Campkin Road
Wells
BA5 2DG

COOPER
AND
TANNER



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Description

Set in a quiet location within a popular residential area is this spacious four bedroom detached home. Benefitting from having a garage, off-road parking, versatile layout and a private garden. This substantial family home is situated on the edge of Wells, being just moments from open countryside.

Entering the property, via an attractive storm porch, is the generous hallway with cloakroom, comprising WC and wash hand basin, along with a useful understairs cupboard. Off the hallway is the bright and spacious sitting room complete with an open fireplace and a plenty of space for sofas, armchairs and other furniture. French doors lead through to the large dining room which can accommodate a table to seat eight to ten people and has patio doors leading out to the rear garden. The kitchen has a good range of wall and base units with space for a large fridge freezer, electric cooker, and dishwasher. Off the kitchen is a breakfast room with space for a table and chairs and has patio doors leading onto the garden. In addition, off the breakfast room, is a handy utility room complete with a sink and space for a washing machine.

On the first floor are four double bedrooms and a good size landing giving a feeling of space. The master bedroom has a front aspect, a large fitted wardrobe and an en-suite shower room. The second and third bedrooms are good size doubles and both have a view over the rear garden. The fourth bedroom is a smaller double and has a front aspect. The family bathroom comprises bath with shower over, toilet, washbasin and heated towel rail.

Outside

The rear garden is fully enclosed and dog friendly. A patio area leads to the lawn which is bordered by a variety of plants and shrubs. To one side of the property is a large shed measuring 8ft x 16ft while on the other side there is access to the front. To the front of the property is an area offering parking for two or three cars and a single garage, along with a further area of lawn and attractive hedging.

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.

Directions

From our office in Broad Street continue along Priory Road, at the roundabout take the third exit and at the main traffic lights turn left into Burcott Road. Follow this road for approx. 500m & Campkin Road can be found on the right hand-side.

REF:WELJAT17112021

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: F

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



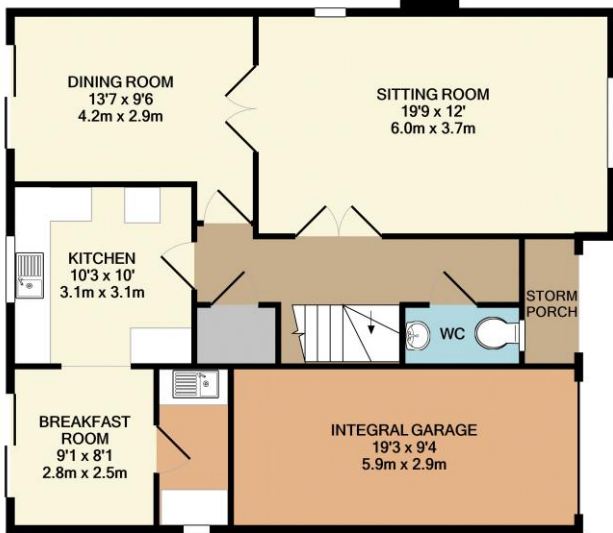
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

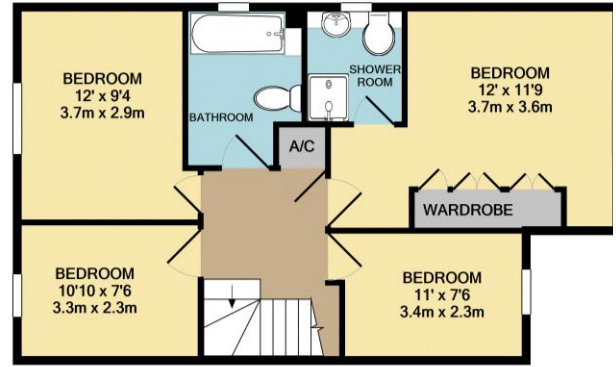


Nearest Schools

- Wells



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 an 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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