



 3  1  1 EPC C

Freehold £325,000

63 Balch Road  
Wells  
BA5 2BY

**COOPER  
AND  
TANNER**



# 63 Balch Road Wells BA5 2BY

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## £325,000 Freehold

### DESCRIPTION

Offering versatile living accommodation is this three bedroom semi-detached family home situated on the western side of the city. The property benefits from gas central heating, a large 100ft south facing rear garden and also offers parking for three to four cars.

On entering the property is a hallway with a window to the side and a space for coats and shoes. Leading from the hall are doors to both the sitting room and kitchen/diner. The sitting room benefits from a large window overlooking the front of the house and a wood burner as the focal point. An opening leads from the sitting room into the dining area which comfortably accommodates a table for four to six people and has sliding patio doors leading out onto the patio and garden beyond. The kitchen area, which is open plan to the dining area, has a range of ivory shaker style cupboards with wooden worktops, Bosch integrated electric oven, Neff gas hob, plumbing for both a washing machine and dishwasher and a space for either an undercounter fridge or tumble dryer. A peninsula unit divides the two distinct areas. From the kitchen is a door leading to a side passage which has a door to both the front and rear gardens and gives access to a w/c, utility room and store room which is currently used as a home office.

From the hall stairs rise to the first floor with three bedrooms and the family bathroom. Two of the bedrooms are good size doubles, the first overlooks the rear garden, the second double overlooks the front of the house and the third bedroom, a generous single, has a front aspect. The fully tiled family bathroom has a white suite, with w/c, wash hand basin, heated towel rail and bath with shower above.

### OUTSIDE

At the front of the property is off street parking for three to four cars.

To rear of the property is an enclosed south facing garden which extends to approx. 100ft. The garden is laid mainly to lawn with a few trees and shrubs and a patio area which is also accessed from the dining room. A door leads from the rear patio to the side passage and storerooms.

### 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, in Broad Street, continue along Priory Road to the roundabout. At the roundabout take the third exit onto Strawberry Way (passing Lidl on your right). At the traffic lights turn left into Burcott Road. Then take the next right onto Balch Road, the property can be found on the right hand side after 700 yards

REF:WELJAT03042025

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** C

**Heating:** Gas central heating

**Services:** Mains drainage, water, gas & electricity.

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



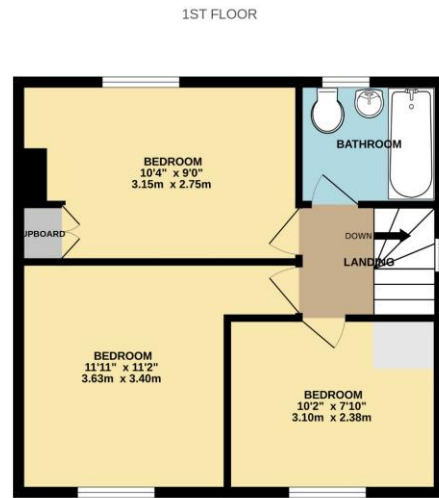
#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



#### Nearest Schools

- Wells



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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