



2 Ash Lane, Wells, BA5 2LU

£630,000 Freehold

COOPER
AND
TANNER



2 Ash Lane, Wells, BA5 2LU

 3  1  2 EPC C

£630,000 Freehold

Description

Situated on the desirable Ash Lane is this deceptively spacious detached bungalow nestled in a substantial and secluded spot. During the present ownership it has been extended, rewired, replumbed, plastered and had replacement UPVC windows yet still offers scope for a new owner to put their own mark on the property.

A large hallway gives access to the sitting room with a dual aspect and lovely views towards Glastonbury Tor and a woodburner giving a charming focal point. The kitchen / dining room is a large sociable area with underfloor heating and offering versatility in configuration. The kitchen has an integrated double oven with 5 burner gas hob along with space for a dishwasher and fridge. There is also ample space for a dining table to seat eight. It has a stunning glass façade with French doors leading onto the large rear patio. A useful utility area, leads off the kitchen, with space for a washing machine and tumble dryer and a door to the outside. Also accessed from the utility room is a shower room with shower, WC and basin.

The hallway leads to the three bedroom and the family bathroom and has an airing cupboard and further storage. The master bedroom is generous in proportions with views over the front garden and has a large storage cupboard. The second bedroom, also a double, again has a storage cupboard and views over the rear garden. The third bedroom is another large room with a rear garden aspect. The family bathroom has a modern feel and comprises a toilet, bath with shower overhead, basin and heated towel rail.

Outside

The rear garden is private and well maintained with a good sized lawned area, a generous patio, a variety of mature trees and shrubs and a garden shed for storage. To one side is a further seating area which is accessed from the utility room and is a South-West facing. Steps then lead to the front garden which is a generous size. Mainly laid to lawn with variety of trees and shrubs. The driveway offers ample parking for five or six cars and leads to a single garage with light and power and an 'up and over' door.









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 is strictly by appointment with Cooper and Tanner. Tel: 01749 676524

Directions

From the Wells Office, turn left and carry on along Priory Road, at the roundabout take the third exit onto Strawberry Way. At the first set of traffic lights go straight across. At the next set of traffic lights turn right into Portway. At the next set of traffic lights turn left into Wookey Hole Road. Continue along Wookey Hole Road for approximately 500 metres passing Blake Road on your left, take the next right onto Ash Lane and the property can be found immediately on the left.

REF:WELJAT041020221



Local Information Wells

Local Council: Mendip District Council

Council Tax Band: D

Heating: Gas central heating

Services: Mains drainage, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



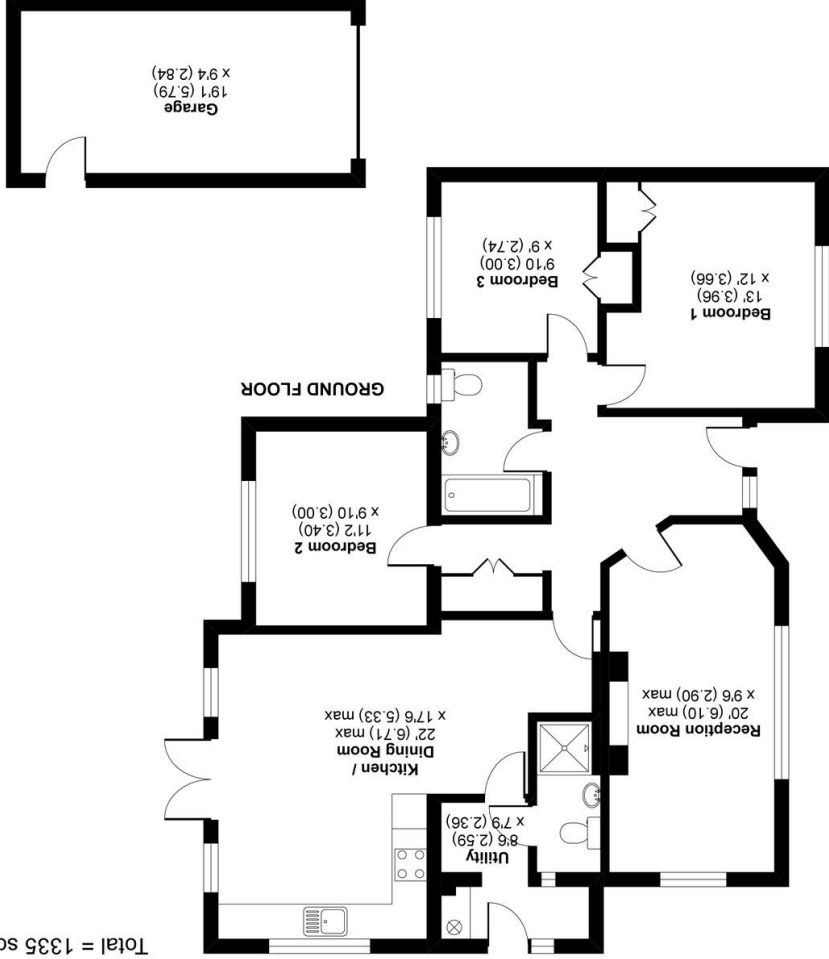
Nearest Schools

- Wells

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ash Lane, Wells, BA5

Total = 1335 sq ft / 124.02 sq m (includes garage)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.
Produced for Cooper and Tanner. REF: 688595
RICS Certified Property Measurer

WELLS OFFICE
telephone 01749 676524
19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

COOPER
AND
TANNER



Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.