



 3  1-2  1 EPC D

£295,000 Freehold

9 Fairways  
Wells  
BA5 2DF

COOPER  
AND  
TANNER



# 9 Fairways Wells BA5 2DF

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## £295,000 Freehold

### DESCRIPTION

Set at the end of a cul-de-Sac and benefitting from being in a quiet location yet close to the amenities of Wells is this three bedroom home with garage and parking. The property has recently been improved by the present owners with a new kitchen, bathroom, carpets, flooring and redecoration.

Upon entering the property is a small lobby, complete with storage cupboard, which leads into the hallway which has plenty of space for coats and shoes etc. Off the hall is good sized sitting room which is light and spacious. There is ample room for sofas, armchairs and additional furniture along with a useful under stairs cupboard offering further storage and a large window looking out to the front of the property. Glazed internal double doors lead into the kitchen/diner which is also a generous size with space for a dining table to seat six to eight people comfortably. The kitchen has recently been fitted with anthracite grey base units and white wall cabinets, giving a lovely contemporary feel to the room. Within the kitchen is an integrated oven with induction hob and extractor fan, integrated dishwasher, integrated fridge and space for a washing machine. A door leading to the south facing rear garden with a couple of steps taking you down. Adjacent to the dining area, with two steps leading up to it, is a further room (currently unfinished) which houses the Vaillant boiler and would make a great playroom or study. Leading from this room is the utility room with a dual aspect and a door leading into the garage.

From the hallway, stairs lead up to the three bedrooms and family bathroom. The master bedroom has a newly fitted carpet, built-in wardrobe alcove and window to the front. It's a good size with plenty of space for a double bed and side tables. The second bedroom is also a good size double with views over the rear garden. The third bedroom is a single room benefitting from a useful cupboard, providing additional storage and has a window to the front. The recently fitted bathroom comprises a hidden cistern toilet, vanity wash basin and bath with shower overhead.

### OUTSIDE

To the front of the property are several steps leading down to the front door and a small front lawn garden. There is a single garage with

'up and over' door and a parking space in front. The larger than average rear garden is private and has a lovely south facing aspect. A large patio runs across the rear of the property with plenty of space for outside dining and additional comfortable seating. A large area of lawn is dotted with mature fruit trees and at the bottom of the garden is an area currently used for play equipment.

Please note that the garage is the one on the far left. The right hand, adjoining garage belongs to the property next door. Please note that the neighbours have a right of way across the front path leading to their garage.

### 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. At the next traffic lights turn left onto Burcott Road then take the next right into Balch Road. Follow the road round and turn right into Fairways follow the road round to the right and the property is last on the right.

REF:WELJAT12012024

#### 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

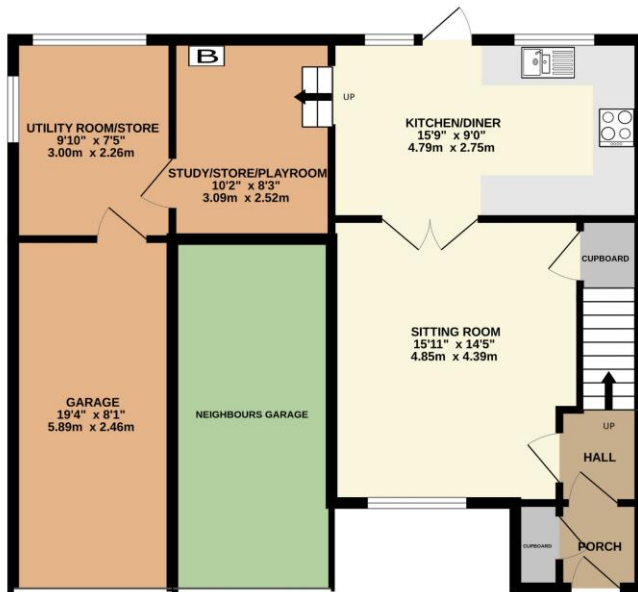
- Castle Cary
- Bath Spa
- Bristol Temple Meads



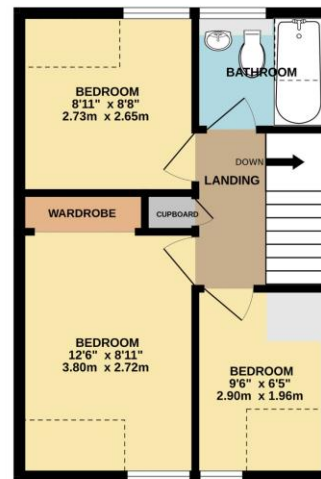
#### Nearest Schools

- Wells

GROUND FLOOR



1ST FLOOR



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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