



 3  1  1 EPC D

Offers Over £260,000

22 Serel Drive
Wells
BA5 2DQ

COOPER
AND
TANNER



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Offers Over £260,000 Freehold

DESCRIPTION

A wonderful three bedroom end terrace family home situated within a quiet cul de sac, perfect for either a first time purchase, investment or family home. The property benefits from off road parking to the side and lovely countryside views to the front. The property could benefit from updating and is offered with no onward chain.

Upon entering the property is an entrance hall opening into the open plan sitting/dining room which benefits from a dual aspect and an abundance of natural light. The sitting area has ample space for comfortable seating with an electric fireplace as the focal point. The dining area can comfortably accommodate a table for four to six people with doors leading out to the enclosed rear garden and patio. Adjoining the dining room is the kitchen comprising a range of fitted units, electric oven, gas hob, space for white goods and a view looking out to the garden.

From the hall, stairs rise to the first floor with three bedrooms and a family bathroom. The principal bedroom is a spacious double, benefitting from a built-in wardrobe and a window to the front of the property looking out over open countryside. The second bedroom, again double in size, has a window to the rear overlooking the garden. The third bedroom is single in size also has a view overlooking the garden and would make a wonderful bedroom or home office if desired. The bathroom features a bath with shower above, toilet and wash hand basin.

OUTSIDE

Approaching the property is driveway parking for two cars to the side of the house and a gate providing access into the enclosed rear garden. The garden is a gravelled area, perfect for outside

seating and entertaining with borders of shrubs and flowers. Steps rise to an area of lawn with trees and shrubs which benefits from morning and late afternoon sun.

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 our offices in central Wells continue along Priory road to the roundabout. Take the third exit onto Strawberry Way. Follow this road until you reach the traffic lights then turn left into Burcott Road. Follow this road for 300m, passing the 'One Stop' shop on the left. Take the second right into Campkin Road and then first left into Serel Drive.

REF:WELJAT22112023

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

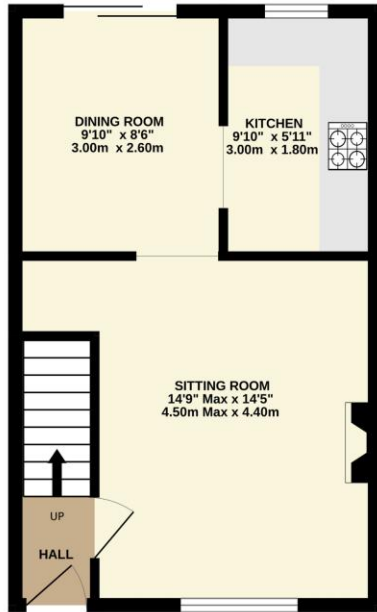
- Castle Cary
- Bath Spa
- Bristol Temple Meads



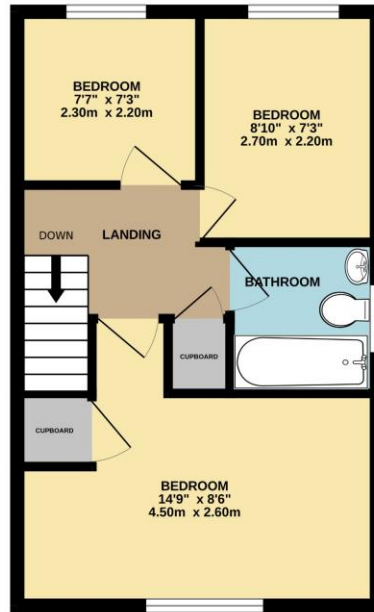
Nearest Schools

- 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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