



 3  1  1 EPC D

£399,950 Freehold

43 Hawkers Lane  
Wells  
BA5 3JJ

**COOPER  
AND  
TANNER**



# 43 Hawkers Lane Wells BA5 3JJ

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### Description

Occupying an elevated position with views over Wells, is this light and spacious three bedroom semi-detached family home. Over the past couple of years it has been significantly improved by the present owners with a new kitchen, bathroom, new boiler, redecoration and a rewire. Each bedroom, sitting room and lounge have "CAT 6" computer cabling for fast internet and data transfer.

Entering the property via a porch is a generous hallway with ample space for a coats, shoes and further storage. The kitchen dining room is a light and sociable room with plenty of wall and base units, ample work surface and integrated appliances including a hob and extractor fan, fridge, double oven and microwave along with space and plumbing for a dishwasher. At the far end is room for a dining table and chairs with a door leading out to the large patio and another leading to the sitting room. The sitting room is again a bright room with a window to the front and a wood burner, ideal for cosy evenings, as the main focal point. Off the kitchen is a large utility room with space and plumbing for a washing machine, space for a tumble dryer, fridge and fridge freezer. Being generous in size it's also presently being used as an office. The room could easily be divided, if required, to separate the space. Off the utility is a small cloakroom and a further door leading outside.

Upstairs are three double bedrooms and a large landing giving a feeling of space. The master bedroom has plenty of space for large bed and additional cupboards but benefits from a large built-in cupboard. The second bedroom is another spacious room with a view of Glastonbury Tor while the third bedroom is a smaller double with an

aspect towards an area known locally as "Beryl" with walks over the lower Mendip Hills.

### Outside

The property has off road parking for two to three cars and a garage with an 'up and over door'. Benefitting from garden on three sides, one part of the garden is paved and low maintenance while the remainder is laid to lawn with an attractive decking area. A newly erected fence surrounds the property and offers a good degree of privacy. There are stunning walks, readily available over the Mendips which are a designated AONB, directly opposite the property.

### 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.

REF:WELJAT08112021

#### Local Information Wells

**Local Council:** Mendip District Council

**Council Tax Band:** D

**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

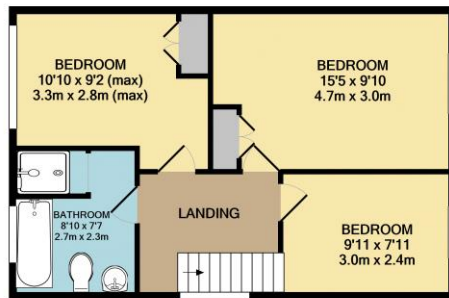


#### Nearest Schools

- Wells



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the 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 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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