



 3  3  1 EPC D

£350,000 Freehold

51 Welsford Avenue
Wells
BA5 2HX

COOPER
AND
TANNER



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DESCRIPTION

A splendid three bedroom semi-detached family home set within the ever-popular Welsford Avenue with attractive south facing garden, garage and off-road parking.

Upon entering the house is a spacious entrance hall with storage for shoes and coats and leading into the kitchen. The kitchen comprises a range of units with an electric oven, gas hob, larder cupboard for storage and space for a fridge and washing machine. A door from the kitchen provides access to the driveway to the side of the house. The dining room has ample space for a table to seat six people with French doors opening out to the conservatory at the rear. The well-proportioned sitting room benefits from an abundance of natural light and features a gas fire as the focal point. The garden room has a wonderful aspect overlooking the well-tended and private South facing gardens to the rear.

To the first floor are three bedrooms and a wet room with shower, toilet, wash basin and heated towel rail. Two of the bedrooms are doubles in size, both having fitted storage, one looking to the front of the house and the other having garden views to the rear. A large single bedroom, currently used as a hobby room, has a rear aspect with views over the sunny rear garden, and could also be used as a home office, if desired.

OUTSIDE

Approaching the property is a driveway to the side for two to three cars, leading to a large single garage with potting shed attached to the rear. The gardens have been lovingly tended to over the years by the current owner. It is mainly laid to lawn with borders featuring an array of flowers, shrubs and trees. Within the garden are several areas perfect for seating -perfect for following the sun throughout the day. A lower level of garden, overlooking the former railway line, provides a secluded area with a pond and further planting. The ownership of the garden includes the bank going down to the old railway line.

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 continue down Priory Road to the roundabout. At the roundabout take the third exit on to Strawberry Way. Continue straight across the first set of traffic lights. At the next set of traffic lights turn right on to Portway. Continue over the pedestrian crossing and at the next set of traffic lights turn left into Wookey Hole Road. Continue for approx. 200 metres and turn left into Blake Road. At the end of the road turn right onto Welsford Avenue. Number 51 can be found on your left.

AGENT'S NOTE

Under section 21 of the 1979 Estate Agents Act we wish to declare a personal interest in this property as one of the vendors of the property is related to a member of staff who works for Cooper and Tanner.

REF:WELJAT07072025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

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 (Primary and Secondary)

Welsford Avenue, Wells, BA5

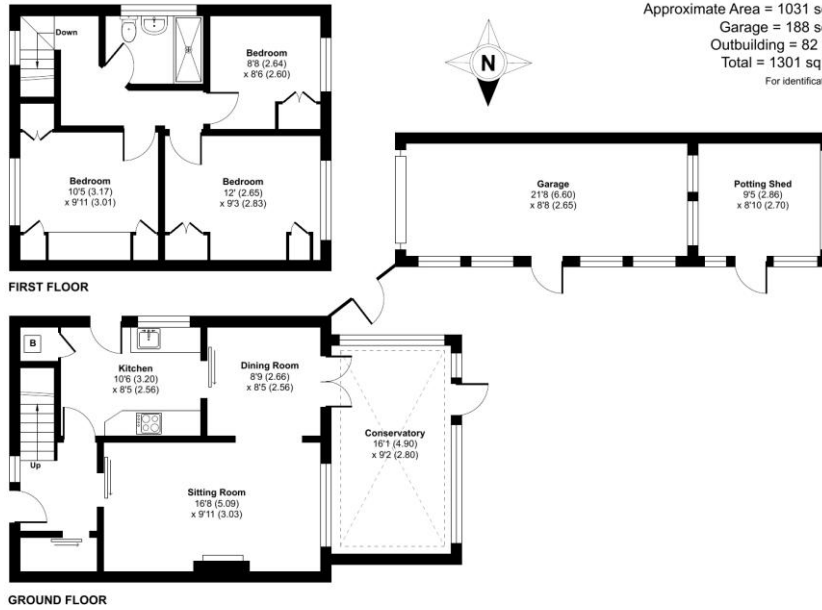
Approximate Area = 1031 sq ft / 95.7 sq m

Garage = 188 sq ft / 17.4 sq m

Outbuilding = 82 sq ft / 7.6 sq m

Total = 1301 sq ft / 120.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Cooper and Tanner. REF: 1320026



WELLS OFFICE

telephone 01749 676524

19 Broad Street, Wells, Somerset BA5 2DJ

wells@cooperandtanner.co.uk

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