



8 Paray Drive, Wells, BA5 3HW

£425,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

A delightful and deceptively spacious three bedroom detached home set in a quiet location on the Eastern side of Wells and benefitting from southerly views towards Tor Woods. This property is immaculately presented throughout and benefits from a new boiler (installed November 2024), along with an enclosed rear garden, integrated garage with electric door along with a driveway with parking for two cars.

Upon entering the property is a porch, with space for shoes and a further door leading to the living accommodation. To the front is the light and airy sitting room offering plenty of space for comfortable seating and benefitting from a dual aspect and an attractive fireplace, with inset gas fire, as the focal point. Open to the sitting room and running the width of the property is the well-appointed kitchen/dining room. The kitchen, with cream gloss effect units and black granite worktops, comprises a range of fitted units with all integrated appliances including: Neff electric ovens, gas hob, slimline dishwasher, microwave and a washing machine. The dining area provides space for a table to seat four to six people and has a glazed door leading out to the rear garden.

Stairs rise to the first floor with a galleried landing leading to all three bedrooms and the family bathroom. Situated to the front, is the principal bedroom, a generous double with views towards Tor Woods and benefitting from fitted wardrobes and an ensuite cloakroom with WC and vanity wash basin. A further double bedroom looks out to the rear garden and benefits from a built-in wardrobe and further fitted wardrobes. The third bedroom, a large single or cosy double, has a front aspect. The fully tiled bathroom is well-appointed and comprises; a corner shower enclosure, bath, toilet and vanity wash basin.

OUTSIDE

To the front of the property is a large area of lawn with a border planted with mature shrubs and a southerly aspect. Adjacent is a tarmac driveway with space to park two vehicles and leading to the garage. To one side is a pedestrian gate leading to the rear garden. The integrated garage, with electric 'up and over' door benefits from light and power. The enclosed rear garden is made up of three terraces, all being low maintenance and providing ideal spaces for outside furniture and entertaining.









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 central Wells take the B3139 - St. Thomas Street (signposted to Bath) continue along St. Thomas Street passing the Budgen's Petrol station on your right. Take the next left into Hawkers Lane and then first left into Paray Drive. The property can be found a little further along on the right-hand side.

REF:WELJAT17022025



Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Gas central heating

Services: Mains drainage, gas, water & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary



Nearest Schools

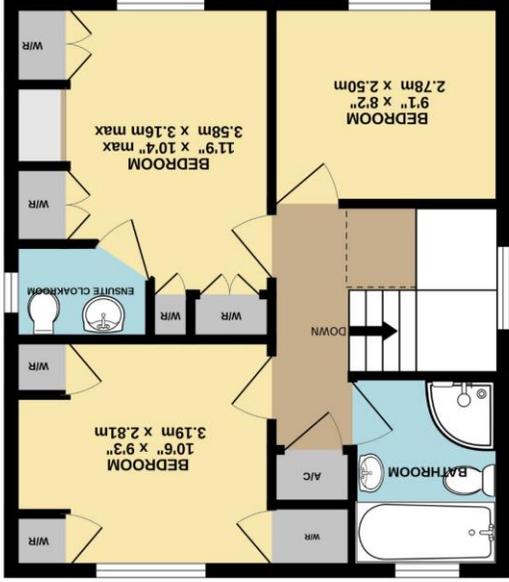
- Wells (Primary & Secondary)



GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 983 sq.ft. (91.4 sq.m.) approx.

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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WELLS OFFICE

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