



22 Kippax Avenue, Wells, BA5 2TT

£585,000 Freehold

COOPER  
AND  
TANNER







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## DESCRIPTION

A deceptively spacious four bedroom detached bungalow set in the ever desirable cul de sac of Kippax Avenue and benefitting from a stunning southerly aspect overlooking Wells Cathedral and Glastonbury Tor. The property is well-presented throughout with beautifully tended gardens, attached single garage and driveway parking for four to six cars. Offered to the market with NO ONWARD CHAIN.

Upon entering the property is a porch with space for shoes and coats and a door leading into the entrance hall. Leading from the entrance hall are doors to both the sitting room and kitchen/dining room along with a cloakroom comprising; a WC and wash hand basin. To the front of the property is a spacious sitting room with wall lights, plenty of room for comfortable seating and wooden mantelpiece with marble insert and open fire as a focal point. A large oriel bay window looks out over the front gardens and the magnificent far reaching views including Wells Cathedral and Glastonbury Tor. From the sitting room glazed double doors open to the kitchen/dining room and a further glazed door leads to the inner hallway. The kitchen/dining room features a range of Shaker style cabinets painted in a stylish duck egg blue with solid wood worktops, contemporary radiators, stainless steel sink, integrated dishwasher and integrated oven and hob with stainless steel splashback. A window looks out over the pretty rear garden. Within the kitchen is space for a freestanding dresser or further kitchen cabinets, as desired. The dining area can comfortably accommodate a table to seat six people and has French doors to the conservatory. The conservatory, with wood effect flooring, wall lights and French doors to the rear

garden, offers space for comfortable seating and is the perfect spot to sit and enjoy the beautifully planted garden. Adjacent to the kitchen is the utility room with further storage, wall mounted 'Vaillant' boiler, space for a fridge freezer and door to the rear garden.

The 'L' shaped inner hall, with storage cupboard and loft hatch, leads to the four bedrooms, family bathroom and utility room. To the front is a double bedroom, currently presented as a study and benefitting from wonderful views and a shelved alcove, which could, with the addition of doors, become a built-in wardrobe. Adjacent, is a second bedroom which is single in size and currently presented as a library. In one corner is a shelved alcove with potential to be a fitted wardrobe and a window to the front again benefits from the beautiful view. Again with a front aspect, is the bright and spacious principal bedroom with far reaching southerly views and a built-in wardrobe with sliding doors. The fourth bedroom, again a good-sized double, has a view over the pretty rear garden and a built-in wardrobe with sliding doors. The shower room with pale grey slate effect floor has a large shower enclosure with waterfall shower, WC, wash basin and modern towel radiator.

## OUTSIDE

Approaching the property, from the rear, is a driveway to accommodate four to six cars and leading to an attached single garage. At the side of the garage is a pedestrian gate leading to the rear garden. The garage features a roller door to the front, pedestrian door leading















## OUTSIDE (continued)

to the rear garden and benefits from light and power. From the driveway is an area of lawn planted with spring bulbs, shrubs and mature trees with a stepping stone path leading down to the main entrance. There is a further path leading from the entrance to the pavement at the side of the bungalow. The garden to the front is mainly sloping and is laid to lawn with mature trees, shrubs and spring bulbs.

The rear garden has been lovingly tended and is gently terraced with natural stone. Within the terraced areas are pockets of planting with mature shrubs, trees, flowering plants and spring bulbs offering a beautiful display of colour. Two ponds, at different levels, are joined by a rill, offering a calming ripple of water. The lower pond features a small fountain and aquatic planting. Across the rear of the property is a paved patio area, perfect for outdoor seating. From here, steps lead up to the garage and a pedestrian gate giving access to the driveway. Attached to the garage is a pergola with climbing plants. Adjacent to the garage, neatly tucked away behind a screen is a compost and outdoor storage area. To one side is a patio area with space for outdoor dining. At the side of the property is a 'lean to' potting shed which could also be used for storage.

## LOCATION

Wells is the smallest cathedral city in England. It caters for most everyday needs, offering good shopping

facilities as well as restaurants and pubs, a cinema, churches of most denominations - including Wells Cathedral, together with open-air markets on Wednesdays and Saturdays.

Schools are plentiful with the Cathedral School, the Blue School and a choice of primary schools in Wells, Millfield School in Street and Downside school in Stratton-on-the-Fosse are easily accessible.

There are good road connections to Bristol, Bath, the motorway system and Bristol Airport, with rail links from Castle Cary (about 20 minutes drive away) to London Paddington.

## VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

## DIRECTIONS

Leaving Wells city centre head towards Bath via the Liberty and then into St Thomas Street (B3139). Once in St. Thomas Street continue for approx. 250m and take the first left into North Road and then first right in to Kippax Avenue. The property can be found a little further up on the right

REF:WELJAT09042025



### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** E

**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



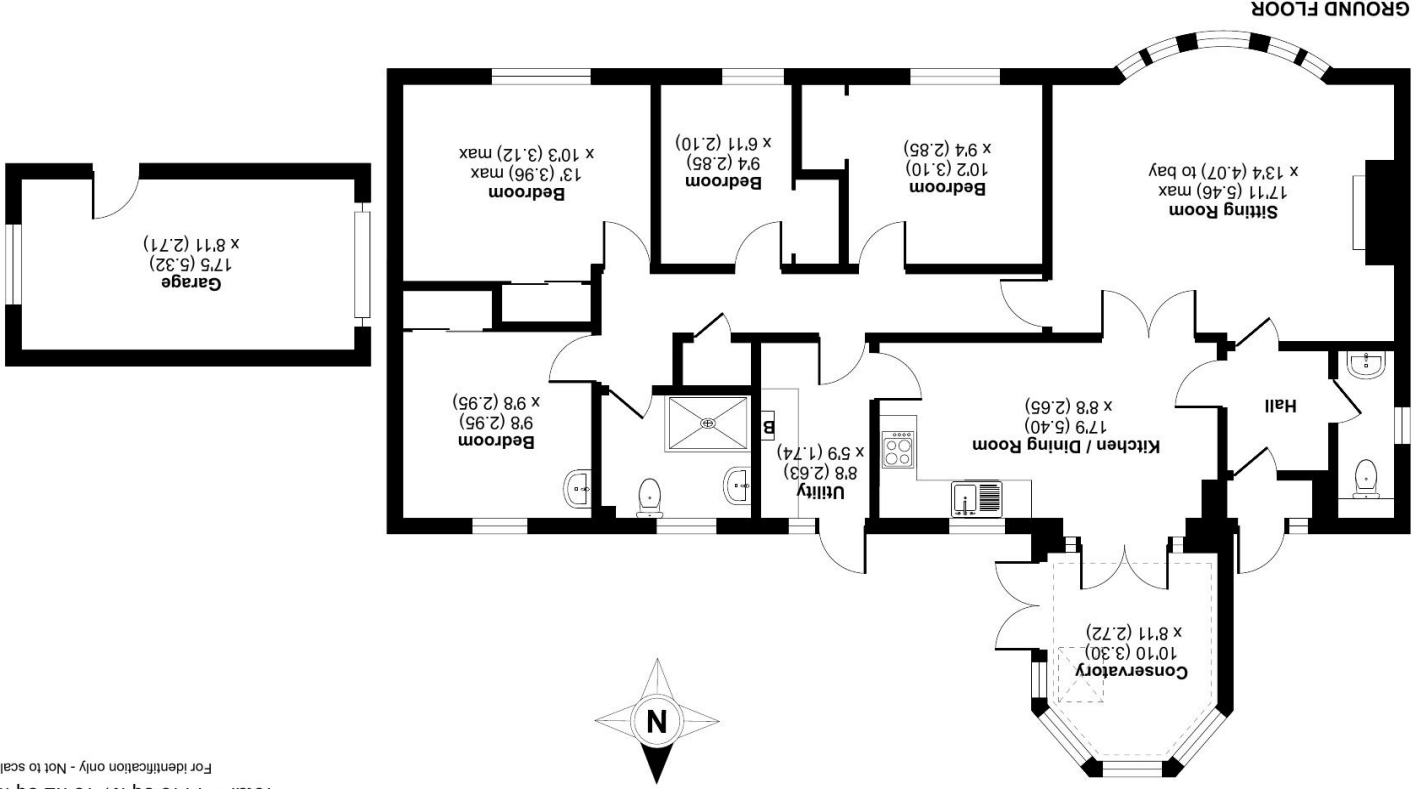
### Nearest Schools

- Wells



## Kippax Avenue, Wells, BA5

Approximate Area = 1290 sq ft / 119.8 sq m  
Garage = 155 sq ft / 14.4 sq m  
Total = 1445 sq ft / 134.2 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.  
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## WELLS OFFICE

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