



 3  2  1 EPC C

£259,950 Freehold

15 Besley Court
Wells
BA5 2FE

**COOPER
AND
TANNER**



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DESCRIPTION

Set in a quiet cul de sac location in Wells, is this delightful three-bedroom family home. The property provides ample space for comfortable family living and offers a fully enclosed and recently landscaped rear garden, completed by the current owners. This property would make an ideal family home, first time or investment purchase.

Upon entering the property is a spacious entrance hall with ample space for shoes and coats with a large storage cupboard beneath the stairs, along with a spacious downstairs WC. The generous dual aspect kitchen/breakfast room is open plan with a view to the front of the house and a door leading out to the rear garden. The kitchen comprises a range of wood effect units with space for a range cooker, dishwasher, fridge/freezer along with space and plumbing for a washing machine. A door leads through to the spacious sitting and dining room. The sitting room is a good size and offers plenty of space for comfortable seating. The conservatory/dining room is open to the sitting room with space to accommodate a dining table to seat six to eight people comfortably along with French doors leading out to the garden.

From the hall, stairs rise to the first floor with three bedrooms and the family bathroom. The principal bedroom is a spacious double with built-in mirrored wardrobes and a rear aspect view over the garden. The further two bedrooms are either good sized singles or small double bedrooms, also with views over the rear garden. The bathroom is well-appointed and comprises; a bath with shower overhead, a vanity wash basin and a heated towel radiator. Adjacent to the bathroom is the separate WC.

OUTSIDE

The rear garden has been thoughtfully designed to be low maintenance, with the majority of the garden laid with slabs and

artificial grass, providing a clean and neat appearance throughout the year. Attached to the rear of the property is a versatile brick-built outhouse, with both water and electricity connected, presenting numerous possibilities for its use. A gate to the rear of the garden opens out to a pathway and a green area. To the front of the house is a communal parking area.

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

Proceed out of Wells on the A371 signposted Cheddar onto the Portway. Take the first right into Charter Way. Proceed along Charter way passing Barnard Court on the left. Take the next turning on the right into Lethbridge Road, take the first turning on the left into Besley Court.

REF:WELJAT28072023

Local Information Wells

Local Council: Mendip

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

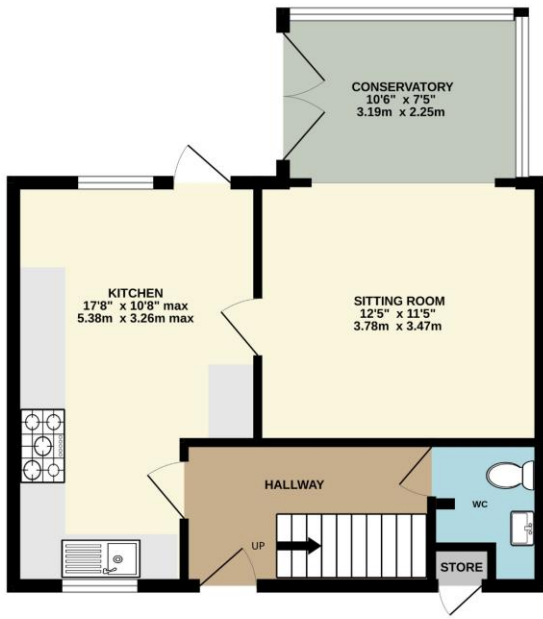
- Castle Cary
- Bath Spa
- Bristol Temple Meads



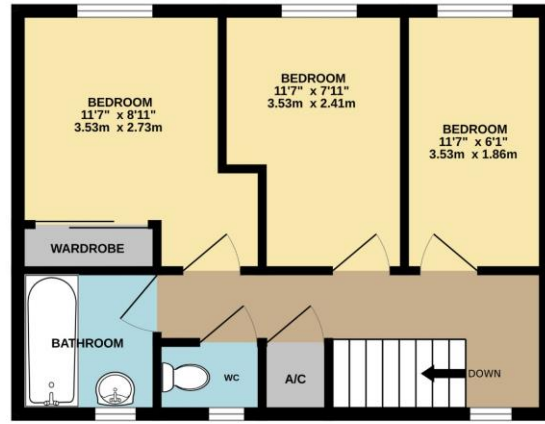
Nearest Schools

- Wells

GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.0 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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