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Long Leasehold £310,000

6 Tor Street
Wells
BA5 2US

COOPER
AND
TANNER



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£310,000 Long Leasehold

DESCRIPTION

A beautiful two bedroom character cottage set within the heart of Wells and offered with no onward chain. The property; which dates back to the 1740's, provides the perfect balance of modern convenience whilst still retaining charm and an abundance of original features. The house is deceptively spacious and benefits from a fantastic private and sunny rear garden with an attached store, great for outdoor storage.

The front door opens into the sitting room with an area for shoes and coats and a staircase leading to the first floor. The sitting room is bright and airy space with a window to the front and a stone-built fireplace as the main focal point, currently having an electric fire in situ. Leading from the sitting room is the kitchen/ dining room, a lovely space for entertaining. To the far end of the room, with tiled floor, is the kitchen area which features a range of fitted cream units and a door leading out to the rear garden. The kitchen offers an integral undercounter fridge, an electric oven, induction hob along with space and plumbing for a washing machine. The dining area, with wood effect flooring and fireplace in the centre, offers space for a table to comfortably seat four to six people.

Stairs rise to the first floor where two bedrooms, a study and the family bedroom can be found. The first of the bedrooms, a generous double, has a front aspect and benefits from a built-in over stairs cupboard. The second bedroom, again double in size, is situated to the rear of the property looking over the garden and also having built-in wardrobe space. The study is an ideal space as an office, nursery, or dressing room and benefits from small built-in storage cupboard. The bathroom is neutrally tiled and features a characterful wooden beam and comprises; a bath with shower overhead, wash basin, WC and a heated towel radiator.

OUTSIDE

The garden at the rear is a real hidden gem. Steps lead to the stunning courtyard garden which features borders planted with an

array of flowers, shrubs and bushes. This secluded space is perfect for outside entertaining or just relaxing in the sun. Attached to the house is a stone-built store, ideal for garden storage.

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.

LEASE INFORMATION

A lease with circa. 750 years remaining is in place. There is no freeholder present and there is an indemnity in place to cover this. There are no ground rent or service charge fees payable.

VIEWING

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

DIRECTIONS

Leaving Wells city centre head towards Bath, via the Liberty, into Tor Street. Follow the road round to the right and the property can be found on the left hand side.

REF:WEL23092024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity.

Tenure: Long Leasehold (circa.750 years remaining)



Motorway Links

- M4
- M5



Train Links

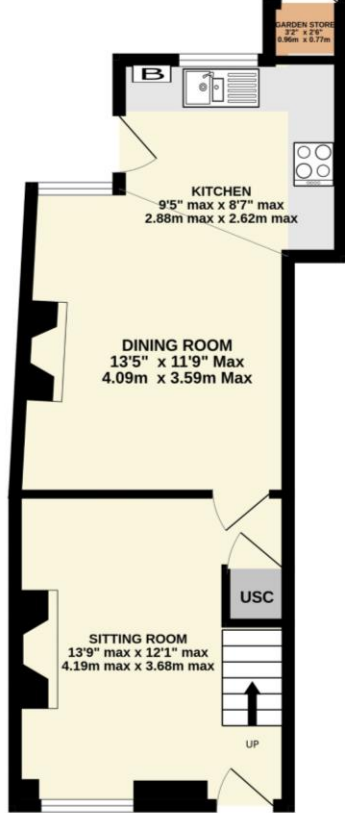
- Castle Cary
- Bath Spa
- Bristol Temple Meads



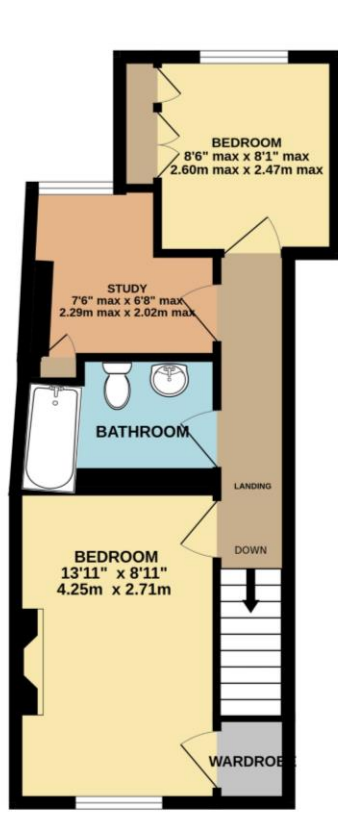
Nearest Schools

- Wells (primary and secondary)

GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 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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