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£300,000 Freehold

35 Woodbury Avenue
Wells
BA5 2XW

COOPER
AND
TANNER



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DESCRIPTION

A delightful three bedroom mid terrace home with south facing garden situated within the desirable area of Woodbury Avenue. The property is immaculate and would make for a brilliant first time purchase or investment.

Upon entering the house is an entrance hall with space for shoes and coats leading into the sitting room. Open plan to the dining room the sitting room benefits from a dual aspect, storage cupboard and open fireplace with stone surround. The dining area provides ample space for a table to seat six to eight people with sliding doors opening to the decking and garden beyond. The kitchen features a range of wall and base units with under counter lighting, an integrated dishwasher, washing machine, double eye level oven, gas hob and door leading out to the garden.

To the first floor are two generous sized double bedrooms, one looking to the front and the other looking over the garden with Tor woods in the background. A further bedroom would make for either a good sized single bedroom or home office if desired. The bathroom comprises a bath with shower above, toilet, wash hand basin and airing cupboard.

OUTSIDE

Approaching the property from Woodbury Avenue is a gravel area leading to the front door. The garden at the rear faces in a southerly direction, it features a variety of shrubs, bushes and borders along with a wooden shed for storage. Accessed from the house is a decking area, a brilliant space 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 Wells take the B3139 signposted to Bath. Continue up St. Thomas Street into Bath Road, passing Budgens garage on your right. Take the next turning on your right into Woodbury Avenue. Continue for approx. 150 metres and the property can be found on the left, just after the turning to Johnson Close.

REF:WELJAT15102024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



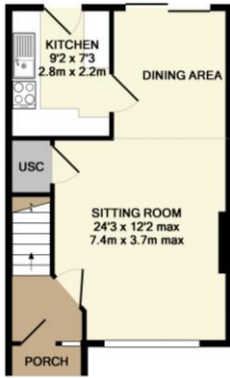
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

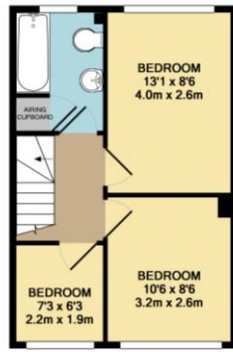


Nearest Schools

- Wells



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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