



 2  2  1 EPC D

£335,000 Freehold

46 Mount Pleasant Avenue
Wells
BA5 2JQ

COOPER
AND
TANNER



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DESCRIPTION

An immaculate two bedroom bungalow set on the desirable Mount Pleasant Avenue with garage, parking and beautifully tended gardens. The property has been renovated in recent years with a new kitchen, shower room and boiler making it a perfect 'turn key' property.

Upon entering the bungalow is an entrance hall with space for shoes and coats with a sliding door opening into the kitchen. The kitchen comprises a range of fitted wall and base units, eye level Neff 'slide and hide' oven, electric hob, fridge, larder cupboard and space for a washing machine. The sitting room has a wonderful sunny aspect overlooking the front garden with a fireplace, with gas fire in situ, as the focal point. To the rear of the property is a conservatory which is currently used as a dining room with ample space for a dining table to seat six along with comfy chairs if desired. The conservatory is accessed via one of the bedrooms and has a beautiful triple aspect view and glazed door opening to the patio and private rear gardens. The main bedroom is spacious with a view of the garden and a large, fitted wardrobe. The second bedroom, currently presented as a snug/occasional bedroom, houses a double sofa bed, perfect for when friends and family visit with it also having views out to the garden. The fully tiled shower room features a walk-in shower, toilet, wash hand basin and heated towel rail.

OUTSIDE

Approaching the house is a driveway for one car, leading to a single garage with 'up and over' door and electric points. A gravel area to the front offers an additional parking space. A passageway links the garage to the bungalow with doors at the front to the back and side doors into the kitchen and garage. The front garden has been designed to be low maintenance and is laid to gravel with a variety of shrubs, bushes along with a pathway leading to the front door. The rear garden is

completely enclosed with wooden fencing, mainly laid to lawn with raised flower beds of mature shrubs, flowers, trees and trellis with climbing plants. To the rear of the garage is a lovely, covered patio, perfect for those warm summer days with the occasional rainy weather.

LOCATION

The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself 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 Wookey Hole Road. Continue for approx. 200 metres and turn left into Blake Road. At the end of the road turn right into Welsford Avenue. Then first left into Mount Pleasant Avenue. Number 46 can be found on your right.

REF:WELJAT19042023

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

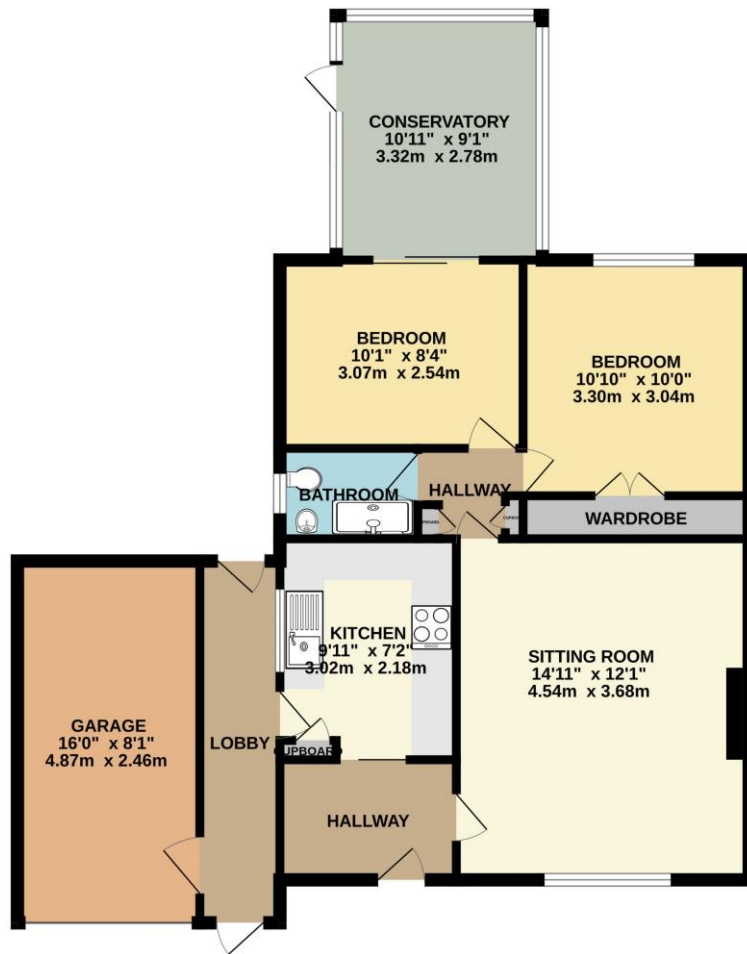
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

GROUND FLOOR



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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