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£245,000 Freehold

8 Doddrells Close
Wells
BA5 2GN

COOPER
AND
TANNER



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DESCRIPTION

An immaculate two bedroom detached, freehold, coach house situated within a quiet cul-de-sac with benefitting from a garage and parking. The property is neutrally decorated throughout and features an abundance of natural light making it a marvellous first time purchase, investment or downsize property.

Upon entering the property is a spacious entrance hall with ample space for shoes and coats along with a door which opens into the integral garage. A staircase leads to the first floor and a spacious dual aspect open plan sitting/dining room, a marvellous room for entertaining with ample space for comfy sofas and space for a dining table to accommodate six to eight people with ease. The room has a westerly aspect and benefits from the sun throughout the day whilst also having the benefit of a large storage cupboard. The kitchen comprises a range of fitted wall and base units, an electric oven, gas hob, integrated fridge/freezer, dishwasher and washing machine. Both of the bedrooms are good sized doubles with the larger of the two having the benefit of fitted wardrobes. The bathroom comprises a bath with shower above, toilet, wash hand basin and heated towel rail.

OUTSIDE

Approaching the property is a driveway to accommodate one car with visitor spaces opposite. The larger than average garage has an integral door into the property and also benefits from light, power sockets and a storage cupboard.

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 and continue for approx. 1 mile. Take the second left onto the Bishops Green development and into Penleigh Road and then take the 2nd left into Doddrells Close. Please note Penleigh Road is a crescent, if you take the first entrance in error, follow the road round and Doddrells Close can be found on your right.

DEVELOPMENT CHARGE

Development charge (To be advised) per annum - for maintenance of communal areas within the development.

REF: WELJAT19062023

Local Information Wells

Local Council: Mendip

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

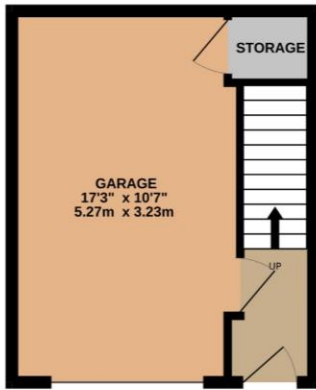
- Castle Cary
- Bath Spa
- Bristol Temple Meads



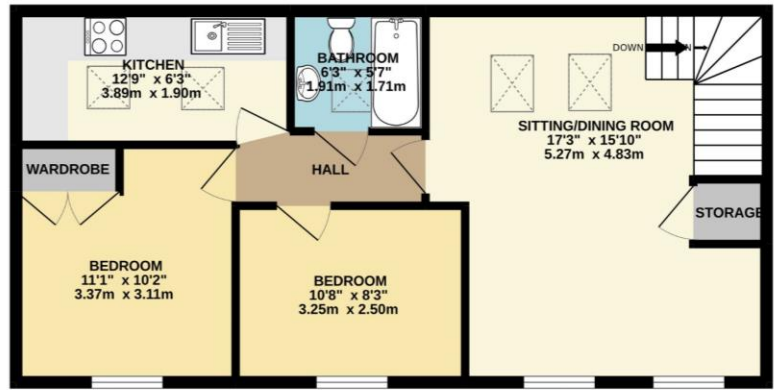
Nearest Schools

- Wells

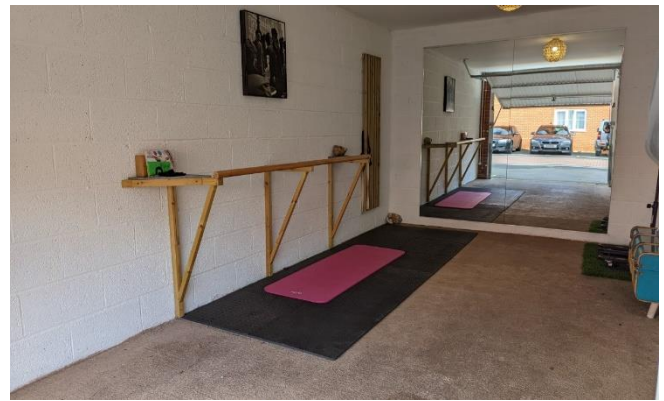
GROUND FLOOR



1ST FLOOR



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