



 2  1  1 EPC D

Freehold £275,000

6 Walnut Tree Close  
Wells  
BA5 2NL

COOPER  
AND  
TANNER





# 6 Walnut Tree Close Wells BA5 2NL

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£275,000 Freehold

## DESCRIPTION

A splendid two bedroom mid terrace house situated within close proximity of the city centre with a large kitchen/dining room looking out to private gardens and the benefit of off road parking. The house is presented in excellent order throughout and would make for a perfect first time purchase or downsize move.

Upon entering the property is a hall which opens into the sitting room. The sitting room benefits from a southerly aspect and a large storage cupboard. There is plenty of space for comfortable seating and an attractive fireplace with electric fire in situ makes a lovely focal point. The kitchen/dining room, which runs the width of the property, is a spacious room and features an array of fitted units with white cottage style doors and drawers, space for both an electric cooker and washing machine along with an area for a table to comfortably accommodate four to five people. The kitchen has views over the garden and a door opening out to the patio and gardens beyond. The inner hallway provides access to the staircase and the well-appointed shower room comprising a corner shower enclosure, wash basin, toilet, heated towel rail and light up mirror.

Stairs rise to the first floor landing, which has ample space for a study area or for further storage, and leads through to a spacious double bedroom and single bedroom. The double bedroom runs the width of the house with built-in storage and views overlooking the garden. The second bedroom is a single in size but could also be used as a home office if desired.

## OUTSIDE

The gardens have been well-tended to over the years, designed to be low maintenance whilst also being a lovely

space to enjoy the sunshine and ideal for alfresco dining and entertaining. The enclosed rear garden features a patio, lawn, borders planted with flowering plants along with a wooden shed for storage. To the front of the house is a parking area for one car.

## 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 central Wells take the Wookey Hole Road and continue for approx. 500m where the turning to Walnut Tree Close can be found on the left, just after the turning to Blake Road.

REF:WELJAT29102024

### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** B

**Heating:** Electric storage heating

**Services:** Mains drainage, water & electricity.

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

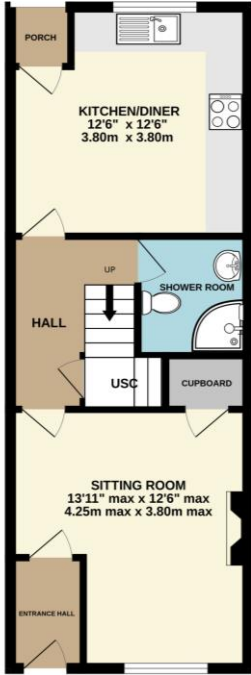


### Nearest Schools

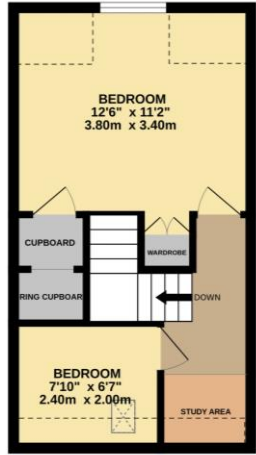
- Wells



GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR  
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA: 754 sq.ft. (70.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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