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£320,000 Freehold

102 Welsford Avenue  
Wells  
BA5 2JA





# 102 Welsford Avenue Wells BA5 2JA

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## £320,000 Freehold

### DESCRIPTION

Situated in a popular residential area, just a short walk from the city centre is this immaculate two bedroom semi-detached bungalow. The property is presented in 'turn key' condition and benefits from new windows (Spring 2024), modern electric heating, conservatory, enclosed garden, garage and ample off-road parking.

Upon entering the property is an 'L' shaped entrance hall with 'Karndean' engineered wood floor and space for coats and shoes. The bright, south facing sitting room, again with 'Karndean' wood floor, benefits from a large picture window to the front and a wooden fireplace with inset electric fire as the focal point. The kitchen features an array of cream Shaker style units with integrated Bosch appliances including eye level double oven, induction hob and extractor hood. To one side, is a window with view through to the conservatory, sink, space for both a washing machine and under-counter fridge along with a full height built-in cupboard, ideal for 'day to day' storage. A further full height cupboard houses the hot water cylinder and shelving, ideal for towels and linens and at the far end of the kitchen a glazed door leads out to a side passage. Leading from the kitchen is the generous conservatory, currently presented as a dining room and offering ample space for a dining table to seat six to eight people. This versatile room could also be used a second sitting room, if desired.

From the entrance hall are two bedrooms and shower room. The well-appointed shower room is fully tiled with curved shower enclosure, 'Mira Elite' pump shower, hidden cistern WC, vanity basin with additional built-in storage. To the rear, with a picture window overlooking the garden, is a good size double bedroom. To the front is a comfortable single bedroom with space for additional bedroom furniture and a southerly aspect.

### OUTSIDE

To the front of the property is a tarmac drive and parking area, offering parking for four cars and leading to the detached single garage. The garage benefits from a new GRP (Glass Reinforced Plastic) roof, 'up and over' door, power and pedestrian door to the side. Within the garage is space for further white goods. From the

front of the property, a pedestrian gate leads past the garage to the rear garden.

The rear garden is fully enclosed with steps leading up to a raised patio area, ideal for outside furniture and entertaining. The majority of the garden is laid to lawn with stepping stones leading to two wooden sheds. There are borders of shrubs, flowers and climbing plants along with a small vegetable patch and a water butt.

### 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 the Wells office continue down Priory Road to the roundabout. At the roundabout take the third exit on to Strawberry Way. Continue straight across the first set of traffic lights. At the next set of traffic lights turn right on to Portway. Continue over the pedestrian crossing and at the next set of traffic lights turn right into Wookey Hole Road. Continue for approx. 150 metres and turn left into Blake Road. At the end of the road turn right into Welsford Avenue. Number 102 can be found a little further along on your right.

REF:WELJAT100524

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** C

**Heating:** Modern programmable electric radiators

**Services:** Mains drainage, water and electricity

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



#### Nearest Schools

- Wells



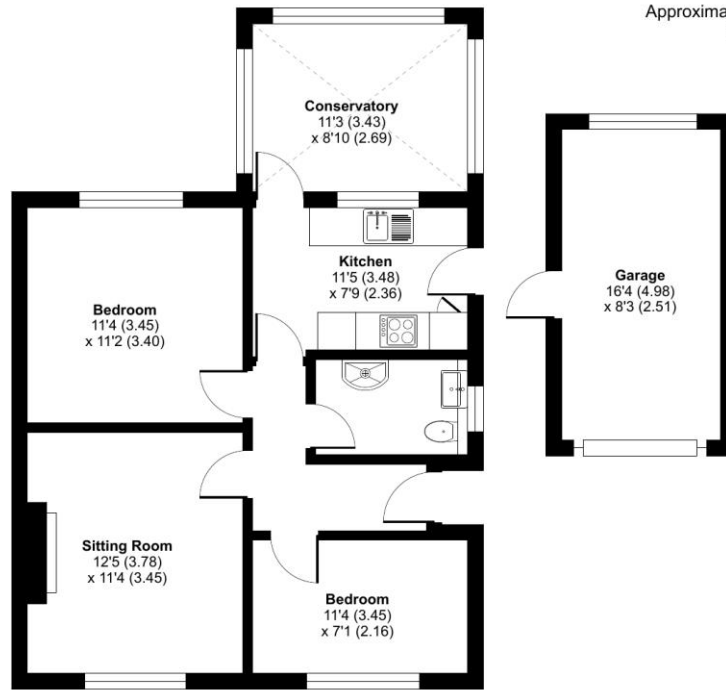
## Welsford Avenue, Wells, BA5

Approximate Area = 667 sq ft / 61.9 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 803 sq ft / 74.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Cooper and Tanner. REF: 1121391



### WELLS OFFICE

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**COOPER  
AND  
TANNER**

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