



 3  1  1 EPC C

£329,950 Freehold

1 Parsons Way
Wells
BA5 2FZ

**COOPER
AND
TANNER**



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DESCRIPTION

A deceptively spacious three bedroom bungalow situated within a quiet residential area of Wells with views towards the Mendip Hills and offered with no onward chain. The property has been extended and adapted over the years for ease of access for someone using a wheelchair with the addition of wide doors, wet room and ramps for easy access from the property into the garage.

Upon entering the property is a spacious entrance hall with storage for shoes and coats and access leading into the large sitting/dining room. The sitting/dining room features French doors to the rear gardens and benefits from a dual aspect, allowing an abundance of natural light. Within the room is ample space for comfortable furniture along with a dining area with space for a large table and chairs. The kitchen comprises a range of fitted units with space for white goods whilst having a view overlooking the front gardens.

From the inner hall is access to the three bedrooms and wet room which comprises; a walk-in shower, toilet and wash basin. The principal bedroom is a generous size with views overlooking the gardens and the Mendip Hills in the distance. Two further double bedrooms also have views overlooking the gardens.

A door from the sitting/dining room connects into the larger than average single garage which has light and power and provides great additional storage for a car and could to be made into a great workshop or converted into extra accommodation if desired (subject to the necessary consents).

OUTSIDE

A five bar wooden gate opens to the driveway, which can comfortably accommodate three to four cars, with a ramp

leading to the French doors. The gardens have been designed to be low maintenance whilst still having an abundance of shrubs, flowers and bushes along with a raised pond and lawn. The garden is fully enclosed and benefits from views towards the Mendip Hills.

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

Proceed out of Wells on the A371 signposted Cheddar onto the Portway. Take the first right into Charter Way and then the second left into Parsons Way.

REF:WELJATO4062024

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

Parsons Way, Wells, BA5

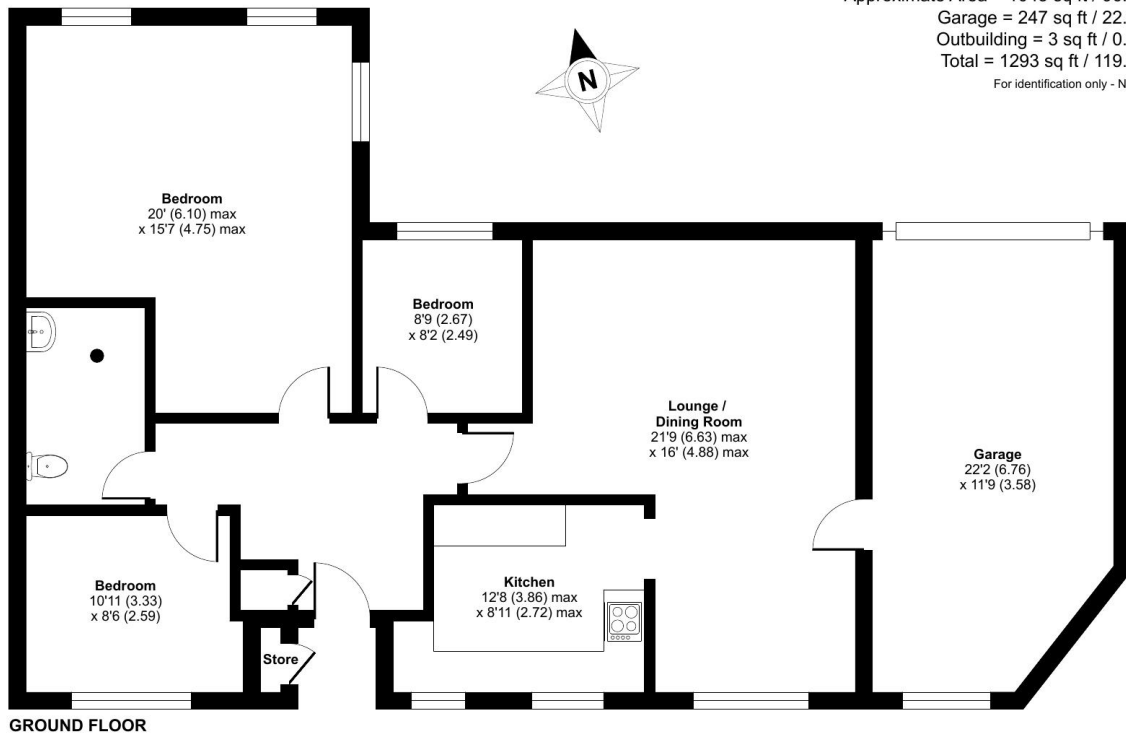
Approximate Area = 1043 sq ft / 96.8 sq m

Garage = 247 sq ft / 22.9 sq m

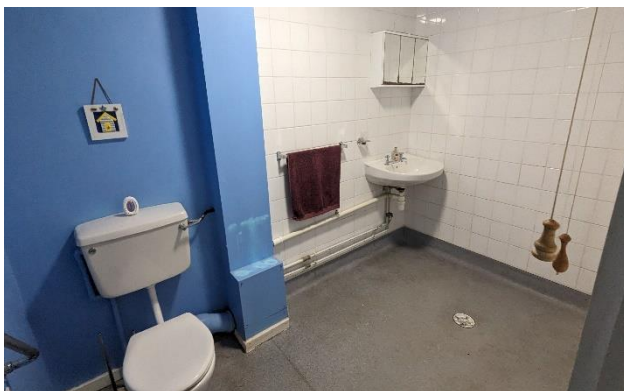
Outbuilding = 3 sq ft / 0.2 sq m

Total = 1293 sq ft / 119.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2024. Produced for Cooper and Tanner. REF: 1134321



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