



36 Wand Road, Wells, BA5 1WD

£475,000 Freehold

COOPER  
AND  
TANNER





# 36 Wand Road Wells, BA5 1WD

 3  2  2 EPC B

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## DESCRIPTION

Set on a corner plot on the ever-popular Bishop's Brook development is this extended, detached family home. This bright and beautifully presented home benefits from a dual aspect sitting room, spacious kitchen/dining/family room with glazed roof, three double bedrooms (one ensuite), family bathroom, garden with hot tub included along with off road parking and a single garage.

Upon entering the property is a spacious entrance hall with tiled floor, a large cupboard, ideal for coats, shoes and 'day to day' storage. To one side is a cloakroom comprising a hidden cistern WC and wash hand basin. The bright sitting room, with grey wood effect plank flooring, has a dual aspect with views to the front and an attractive bay window offering with views to the side. A fireplace with electric 'stove' acts as a focal point and there is ample space for comfortable seating. The kitchen / dining room has been extended with a stunning side extension, built three years ago, creating a lovely open plan kitchen/dining/family room. The dual aspect kitchen has an array of units with cream high gloss doors and drawers, an integrated oven, gas hob, integrated dishwasher and space for both a fridge freezer and washing machine. To one end is an island unit offering additional storage and a breakfast bar with space to seat two to three along with space for a dining table to seat four to six people. The family area has a glazed roof with anthracite details, anthracite fixed pane windows and

sliding doors leading out to the garden along with plenty of space for comfortable seating, ideal for modern family life.

Stairs lead to the spacious first floor landing with a shelved airing cupboard housing the gas fired boiler and leading to the three double bedrooms and family bathroom. The principal bedroom, again a lovely bright room, has a dual aspect and benefits from an ensuite shower room with large walk-in shower, hidden cistern WC, wash basin and heated towel radiator. The second bedroom, a spacious double also benefits from a dual aspect, allowing plenty of natural light and views to the front and side. The third bedroom, still a good size double has a side aspect. The well-appointed family bathroom comprises a bath with shower attachment, hidden cistern WC, wash basin and heated towel radiator.

## OUTSIDE

At the front and side of the property are well stocked borders filled with mature shrubs. To the rear or the property is the driveway with parking for one car and leading to the single garage. The garage, with 'up and over' door, benefits from light and power and has a boarded mezzanine level offering great storage space. To the side of the garage, is a pedestrian gate leading to the fully enclosed rear garden. Also accessed from the family room, the rear garden is mainly laid to















## OUTSIDE (continued)

astroturf for ease of maintenance. To the rear of the garden is a low wooden deck with pergola above with space for entertaining. A hot tub, included in the sale, is neatly positioned in the corner of the deck and is not overlooked. Hidden from view, to the side and front of the extension is an area laid to slate chipping and ideal for garden storage.

## 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 along Priory Road at the roundabout take the second exit onto the A39 Glastonbury Road. Continue for approximately 200 metres, passing the Police station on your right, and take the next turning on the left into Wand Road continue for approx 50m until the road forks. Take the left hand fork, continue for approx. 100m, where the property can be found on the right hand side, just before the corner.

## SERVICE CHARGE

Service charge is currently £226.84 per annum which covers maintenance and lighting of communal areas and landscaping within the development.

REF:WELJAT15082023



### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** D

**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

Bishop's Brook, just moments from the property

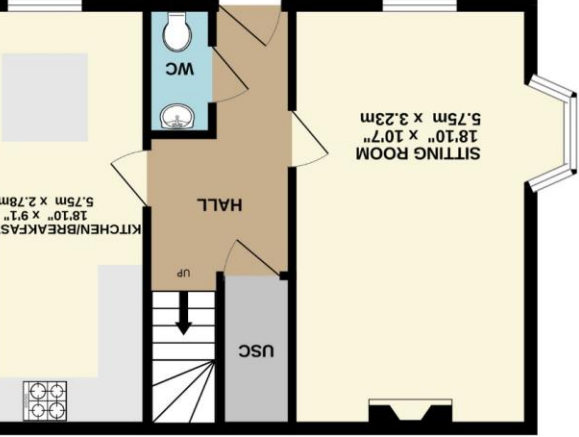
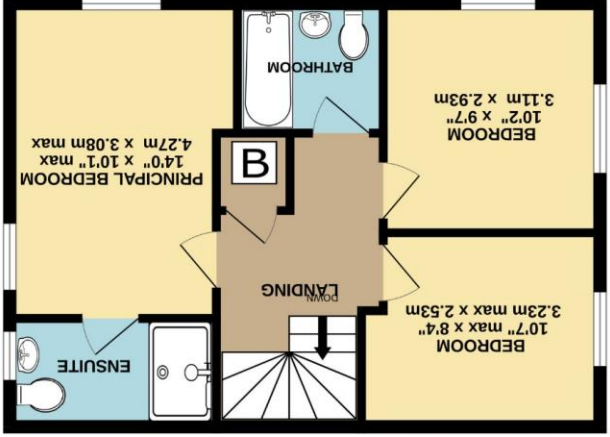




GROUND FLOOR (74.2 sq.m.) approx.



1ST FLOOR (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.1 sq.m.) approx.

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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