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£325,000 Freehold

16 Tucker Street
Wells
BA5 2DZ

COOPER
AND
TANNER



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DESCRIPTION

A beautifully renovated Grade II listed, three bedroom, character cottage set within the heart of Wells and offered with no onward chain. The property, dating back to the 1880's, has been enhanced by the current owner and provides the perfect balance of modern convenience whilst still retaining charm and an abundance of original features. The house is deceptively spacious and benefits from a fantastic private rear garden with two stone outbuildings, one currently used as a gym.

Upon entering the house is a half-panelled hallway, with space for coats and shoes, leading through to the sitting room. The bright sitting room has a large window to the front with a window seat, high ceilings with exposed beams, flagstone floors, understairs cupboard and a wooden mantle with brick inner and woodburner, making for a wonderful focal point. Leading from the sitting room is the kitchen diner with quarry tiled floor, modern high gloss kitchen units, wooden worktops, grey metro tiles, integrated oven and microwave, induction hob and Belfast sink. To one side is ample space for a dining table to seat four to six people comfortably. A door leads through to a rear lobby with door leading out to the garden, a utility cupboard with space and plumbing for a washing machine. The well-appointed bathroom, with underfloor heating, comprises bath with shower overhead, modern vanity basin, towel radiator and built-in cupboard housing the recently fitted Vaillant boiler.

Stairs lead to the first floor with two double bedrooms. The first of the bedrooms, a generous double, has a front aspect and benefits from a built-in understairs cupboard. From the landing a step leads down to the second double bedroom, a bright room with both a window to the rear and a conservation skylight. This room has permission in place to add an ensuite shower room if desired. From the landing a door opens to a second staircase leading up to a stunning attic bedroom. This spacious bedroom is full of character with exposed 'A' frame beams, dormer window to the front and eaves storage.

The recent renovations include, new electrics (2014), new boiler (2022), new kitchen (2014), new bathroom (2018) & roof repairs (2014).

OUTSIDE

The garden at the rear is a good size and is fully enclosed with natural stone walling. Close to the house is a stone-built store with light and power and currently used as an additional utility area and garden store. Beyond this store is a small patio and a large border with mature shrubs and spring bulbs, a metal arch leads through to an area of lawn and a further patio area with plenty of space for outside furniture. At the far end of the garden is a further outbuilding which has been decorated internally and is currently used as a gym. Two feature windows offer a lovely view over the garden back towards the house.

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 our Wells office, continue along Priory Road. At the junction turn right into Princes Road continue for approx. 150m and at the traffic lights turn left into Tucker Street. The property can be found a little further along on the right.

REF: WELJAT24022023

Local Information Wells

Local Council: Mendip

Council Tax Band: B

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

GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst 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 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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WELLS OFFICE

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