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£335,000 Freehold

3 Keward Avenue
Wells
BA5 1TS

COOPER
AND
TANNER



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DESCRIPTION

A well-presented three bedroom semi-detached bungalow set within a popular area of Wells with garage, ample parking and low maintenance gardens. The property has been enhanced in recent years with a full re-wire, radiators, flat roofs, decoration throughout and a garden re-design.

Upon entering the property from the driveway to the side is a large hall with convenient storage cupboards for shoes and coats. The kitchen comprises a range of fitted units, an electric 'NEFF' double oven, 5 ring gas hob, plumbing for either a washing machine or dishwasher and a breakfast bar providing a dining area for two to three people. The sitting room features an electric fire as the focal point along with a lovely sunny aspect overlooking the pretty front gardens. An inner hall provides access to the remaining rooms within the property along with a large storage cupboard, this cupboard was formally part of the sitting room and could be knocked through to create a larger sitting room if desired.

From the inner hall are three bedrooms with the principal bedroom having the benefit of fitted wardrobes and views over the garden. The second bedroom is a spacious double and currently used as a formal dining room with French doors opening out to the conservatory. The third bedroom is single in size but could equally be used as a home office, if required. The shower room features a large shower enclosure, toilet, wash basin, storage and heated towel rail. The conservatory, overlooking the garden, is a lovely additional sitting area with French doors opening out to the patio and garden beyond.

OUTSIDE

The gardens have been carefully designed to be low maintenance with most of the rear enclosed garden being laid to paving providing several areas which would be perfect for outside furniture, dining and entertaining. Within the garden is a large storage shed and a summerhouse which has recently decorated

and carpeted. A covered area provides access directly from the house into a large store room which could be converted into a utility room, if desired. From the garden is a pedestrian door into the single garage with light, power and an electric roller door opening to the driveway. The driveway provides parking for four cars at the front and side of the property.

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 to the roundabout. At the roundabout take the second exit onto Glastonbury Road. Continue along Glastonbury road for approx. 300 metres and then turn right into Jocelyn Drive. Then take the third right into Keward Avenue. Number 3 can be found a little further along on the left.

REF:WELJAT26032024

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

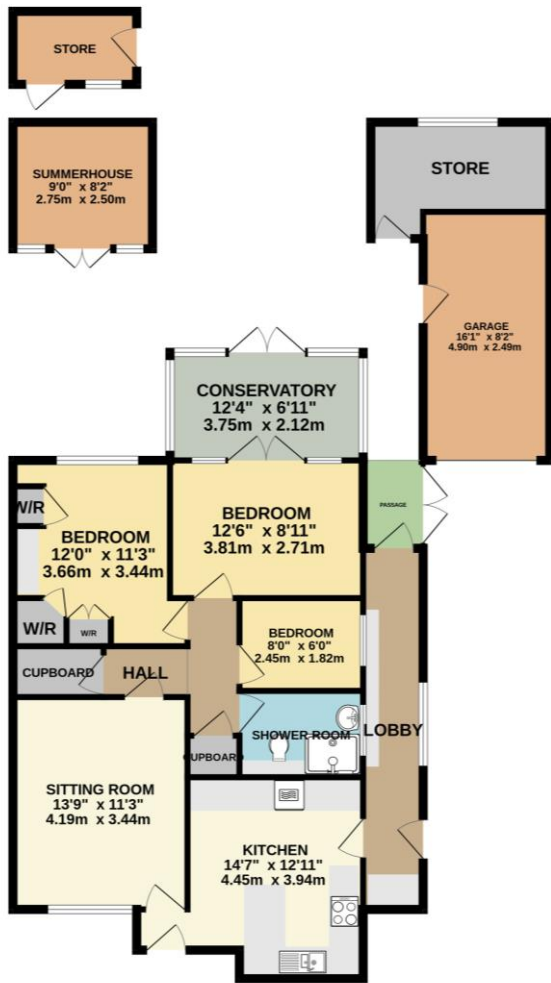
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

GROUND FLOOR
1206 sq.ft. (112.0 sq.m.) approx.



TOTAL FLOOR AREA : 1206 sq.ft. (112.0 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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