



 3  2  2 EPC B

Shared Ownership  
£192,500

20 Woolcombe Road  
Wells  
BA5 2GZ

COOPER  
AND  
TANNER





# 20 Woolcombe Road Wells BA5 2GZ

 3  2  2 EPC B

## £192,500 Share of Leasehold

### DESCRIPTION

An exciting opportunity to acquire a substantial three storey townhouse with South-West facing garden and garage with 50% shared ownership. The property is presented in immaculate condition throughout and still has over 8 years left remaining on the NHBC guarantee.

Upon entering the house is a spacious entrance hall with ample space for shoes and coats along with a utility room featuring plumbing for white goods and a downstairs w/c. The remainder of the ground floor is a wonderful kitchen/dining/family room with a South-West facing aspect and French doors opening out to the garden. The kitchen comprises a range of fitted units, an electric oven, gas hob, space for a fridge/freezer along with ample room for a substantial dining table and comfy seating.

To the first floor is the large sitting room with views over the gardens but could also be used as an additional bedroom if desired. A further double bedroom can be found to the front with views towards The Green in the centre of the development. The bathroom comprises a bath with shower attachment, toilet and wash hand basin.

On the second floor are two further double bedrooms, both spacious in size with the larger having the benefit of an ensuite shower room with a walk-in shower, toilet, wash hand basin and heated towel rail.

### OUTSIDE

The South-West facing gardens to the rear have been designed to be low maintenance with an area of patio and shingle, perfect for outside furniture. A bark mulched border provides a perfect space for pots along with raised beds and is the garden is fully enclosed with wooden fencing with a pedestrian gate to the side. At the rear of the property is a single garage with a parking space in front.

### SHARED OWNERSHIP

Lease - 999 years from 28/03/2022

Monthly rent - £516.81

Monthly lease management fee - £22.38

Annual buildings insurance - £20.36

### LOCATION

The picturesque City of 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 central Wells take the Wookey Hole Road and continue for approx. 1 mile. Take the turning on the left onto Woolcombe Road. Follow the road for approx. 300m where it bares round to the right. The property can be found on the right overlooking the green.

REF:WELJAT08072023

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** D

**Heating:** Gas central heating

**Services:** Mains drainage, water, gas & electricity.

**Tenure:** Share of Leasehold



#### Motorway Links

- M4
- M5



#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

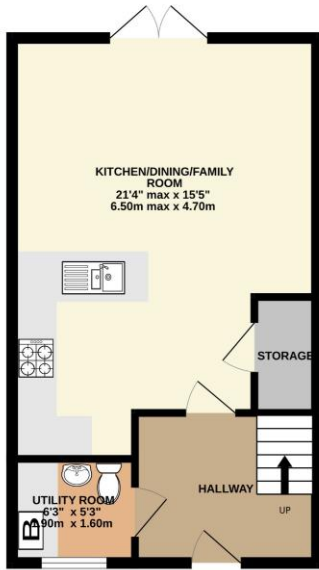


#### Nearest Schools

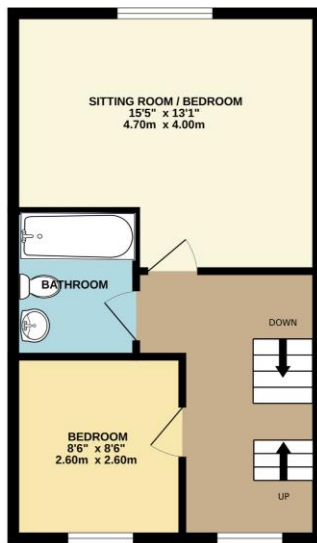
- Wells



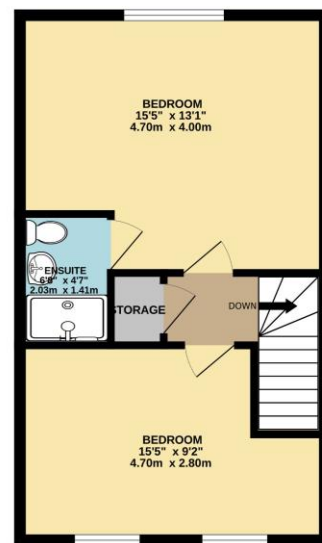
GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



2ND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 1234 sq.ft. (114.6 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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