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Freehold £245,000

27 Durham Drive
Wells
BA5 2BS

COOPER
AND
TANNER



27 Durkheim Drive

Wells

BA5 2BS

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£245,000 Freehold

DESCRIPTION

Set in a quiet cul-de-sac is this renovated two double bedroom well-presented home, with newly fitted kitchen, bathroom, boiler, carpet, electrics, off road parking for two cars, enclosed low maintenance rear garden and offered with no onward chain.

Upon entering the property is an entrance hall with a cupboard for shoes and coats opening into the sitting room with a view to the front of the house. The newly carpeted sitting room offers ample space for comfortable furniture with a bright, southerly aspect and stairs leading to the first floor. The kitchen/dining room has been transformed with a newly fitted kitchen featuring an electric oven, hob, undercounter fridge, pull-out larder cupboard, space for a washing machine and a door opening out to the enclosed rear garden.

On the first floor are two double bedrooms, one looking over the rear gardens with storage and the other having two windows looking out to the front of the house towards allotments. The newly fitted bathroom has been beautifully finished, featuring a 'P' shaped bath with shower above, toilet, wash basin, heated towel rail and storage cupboard.

OUTSIDE

To the front of the property are two allocated parking spaces with a pathway leading to the front door. The rear garden has been designed to be low maintenance with it being mainly laid to gravel, fully enclosed with wooden fencing and a pedestrian gate to the rear.

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, turn left and carry on along Priory Road, at the roundabout take the third exit onto Strawberry Way. At the first set of traffic lights go straight across. Take the next left into Durkheim Drive.

REF:WELJAT11122024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: B

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity.

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

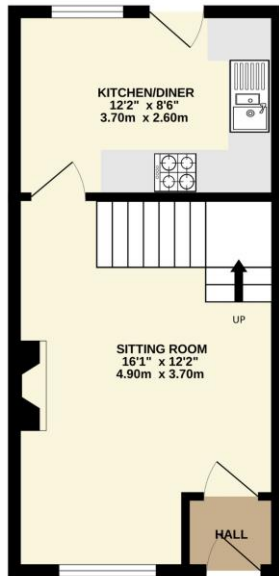
- Castle Cary
- Bath Spa
- Bristol Temple Meads



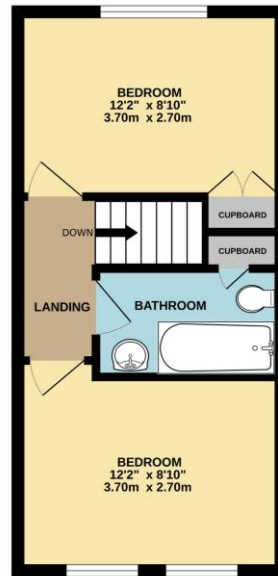
Nearest Schools

- Wells

GROUND FLOOR
308 sq.ft. (28.6 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA: 620 sq.ft. (57.6 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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