



 2  2  1 EPC D

£243,500 Freehold

10 Churchill Close
Wells
BA5 3HY

COOPER
AND
TANNER



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DESCRIPTION

A well-presented and extended two double bedroom bungalow set within a quiet cul de sac with stunning countryside views.

Upon entering the property is an entrance hall with space for shoes and coats leading through into a spacious sitting room with southerly view towards Tor Woods and a wood burner as the focal point. The kitchen features a range of fitted units along with a double electric oven, 5 ring gas hob, fridge and a view out to the garden. The extension from the kitchen features a dining area with ample space for a table to accommodate six people whilst also having a door opening out to the garden. From the central hallway is the bathroom which comprises a bath with shower above, toilet, wash hand basin and heated towel rail. Both of the bedrooms are doubles in size with one having a view of Tor Woods and the other having fitted wardrobes and having been extended to create a snug/reading area which could also be used as a walk-in wardrobe area.

OUTSIDE

The garden to the rear is mainly laid to lawn with a shrubs, bushes and stunning countryside views over open fields. It makes for a lovely space for outside furniture and entertaining. To the side of the house is a shared path which provides access to the garden without going through the property. At the front of the house is a lawned garden with shrubs and an apple tree. Within the garden is a workshop which has a window looking over the garden and features light, power and water with it having previously been used as a utility room. Ample parking can be found within the cul de sac.

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 Wells take the B3139, St. Thomas Street, signposted to Bath. Continue along St. Thomas Street which turns into Bath Road, passing Budgens garage on the right. Take the third right into Churchill Road East, follow the road round to the left and take the first right into Churchill Close.

REF:WELJAT07052023

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

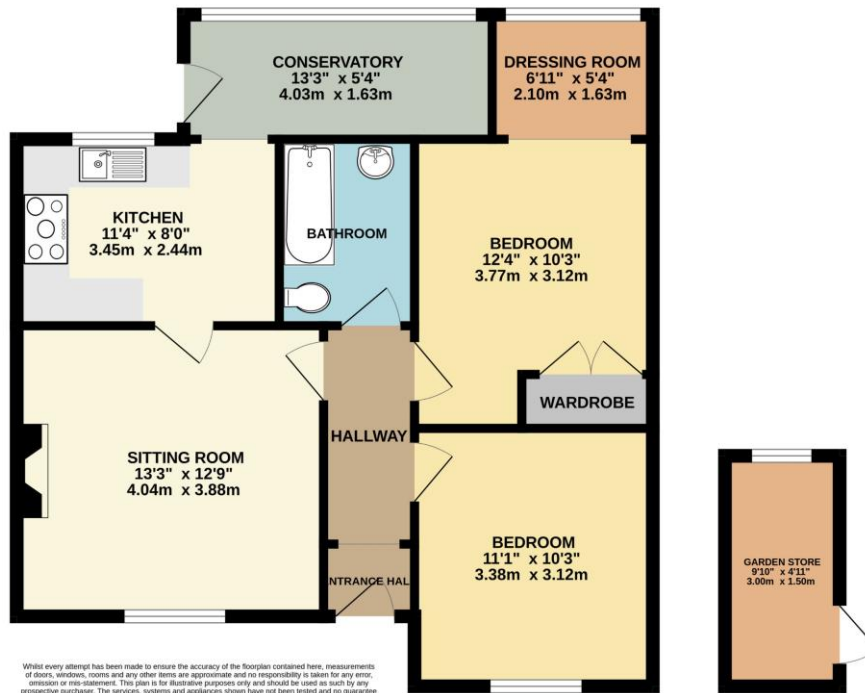
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells (Primary & Secondary)

GROUND FLOOR



WELLS OFFICE
 telephone 01749 676524
 19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk



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