



2 Lake Close, Wells, BA5 1FW

£575,000 Freehold

COOPER
AND
TANNER



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 4  2  2 EPC B

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DESCRIPTION

A delightful four bedroom detached house with beautiful, landscaped gardens, garage and parking set on the popular Bishops Brook development away from any busy roads yet within close proximity of the city centre. The low maintenance property is presented in immaculate order throughout.

Upon entering the house is a light and spacious entrance hall with a useful storage cupboard along with a downstairs w/c. Running the depth of the house is the kitchen/dining/family room, spacious in size with a triple aspect and garden view. The kitchen comprises a range of fitted units and features a double electric eye level oven, gas hob, dishwasher, fridge/freezer along with ample space for a table to accommodate six to eight people and comfortable seating with a lovely aspect over the gardens. Adjacent to the kitchen is the utility room with further storage and plumbing for white goods and door opening out to the garden. Double doors from the main hall open to reveal a well-proportioned sitting room,

benefitting from a dual aspect and French doors opening out to the patio and gardens.

To the first floor are four bedrooms and the main family bathroom which comprises; a bath with shower above, toilet, wash basin and heated towel rail. The principal bedroom has the benefit of fitted wardrobes, a garden view and an ensuite shower room. Two further bedrooms are double in size with one having fitted wardrobes and a single bedroom benefits from views to the front and could also make a wonderful home office, if required.

OUTSIDE

Approaching the property is a driveway leading to a large single garage with light and power. The landscaped garden has been transformed by the current owner who has created a wonderful low maintenance area, perfect for outside seating and entertaining. Within the garden are flower beds, raised planters, wooden pergola with climbing plants and stepping stones leading to the patio.









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 of Cooper and Tanner in Broad Street, continue along Priory Road at the roundabout take the second exit onto the A39 Glastonbury Road. Continue for approximately 300 metres, passing the Police station on your right, and take the second turning on the left into Knight Road, continue for approx. 300m and take the second left into Lake Close.

DEVELOPMENT CHARGE

Service charge is approx. £200 per annum which covers maintenance and lighting of communal areas and landscaping within the development.

REF:WELJAT19032025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: F

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

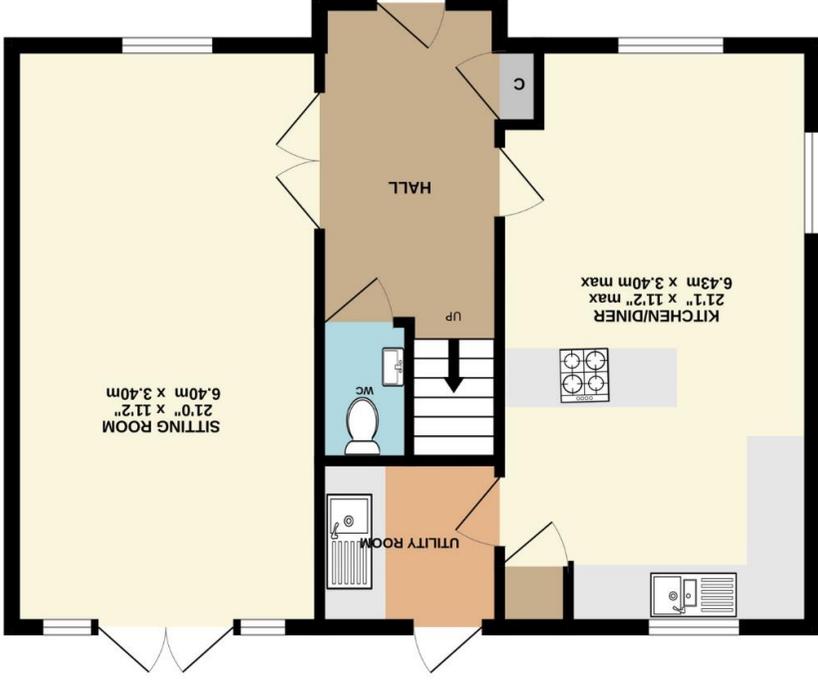


Nearest Schools

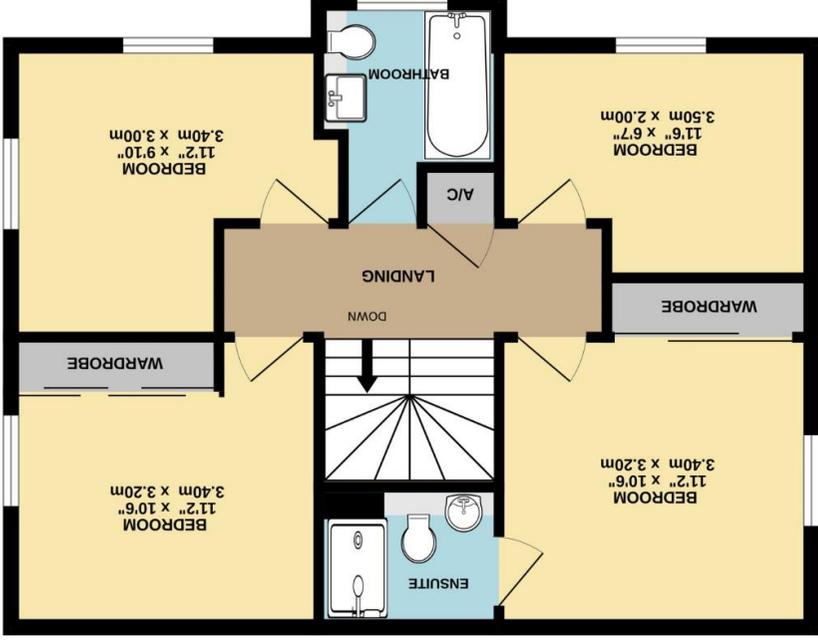
- Wells



GROUND FLOOR
627 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1251 sq.ft. (116.3 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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WELLS OFFICE

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