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Freehold £299,950

1 Serel Drive  
Wells  
BA5 2DQ

COOPER  
AND  
TANNER



# 1 Serel Drive

## Wells

### BA5 2DQ

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£299,950 Freehold

#### DESCRIPTION

Set on a quiet no through road on the western fringes of Wells is this delightful three bedroom semi-detached home. The property benefits from a garage, off road parking and a South East facing rear garden that benefits from sun throughout the day. Having been in the same ownership since new, the property is immaculately presented throughout, benefitting from upgrades over recent years including kitchen, bathroom and windows.

Upon entering the property is a welcoming entrance hall with a downstairs cloakroom comprising; WC and wash hand basin. From the hall a door leads to the spacious sitting room. This light and airy room, with a front aspect, offers plenty of space for comfortable seating with a fireplace as the main focal point, currently with electric fire in situ. An opening leads to the dining room which offers space for a table to seat four to six people and benefits from French doors out to the patio and gardens beyond. Open to the dining room is the well-appointed kitchen with a range of cream Shaker style units with a built-in gas hob and electric oven, sink with window looking out to the side, space and plumbing for both a washing machine and dishwasher along with space for a fridge/ freezer. The kitchen also features a half glazed door leading out to the rear garden.

From the hall, stairs rise to the first floor with three bedrooms and a family bathroom. The principal bedroom is a spacious double, benefitting from built-in wardrobes and a window to the front of the property. The second bedroom, again double in size, has a window to the rear overlooking the garden and far reaching views towards fields in the near distance. The third bedroom is single in size, having an over stairs storage cupboard, ideal for wardrobe space or 'day to day' storage. The bathroom is fully tiled, having a window and comprises a walk-in shower, WC and a vanity wash basin.

#### OUTSIDE

Approaching the property is driveway parking for one car, leading to a single garage with 'up and over' door and benefitting from light and power. To the side of the garage, a gateway leads round to the enclosed rear garden. The rear garden faces South East and is mainly laid to lawn with a border of mature shrubs and planting. A pedestrian gate opens to a gravel path leading up the side of the property to the garage and further gravelled seating area tucked neatly behind the garage and offering a secluded spot to sit and enjoy the sunshine.

#### 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.

#### DIRECTIONS

From our offices in central Wells continue along Priory road to the roundabout. Take the third exit onto Strawberry Way. Follow this road until you reach the traffic lights then turn left into Burcott Road. Follow this road for 300m, passing the 'One Stop' shop on the left. Take the second right into Campkin Road and then first left into Serel Drive.

REF:WELJAT19092023

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** D

**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

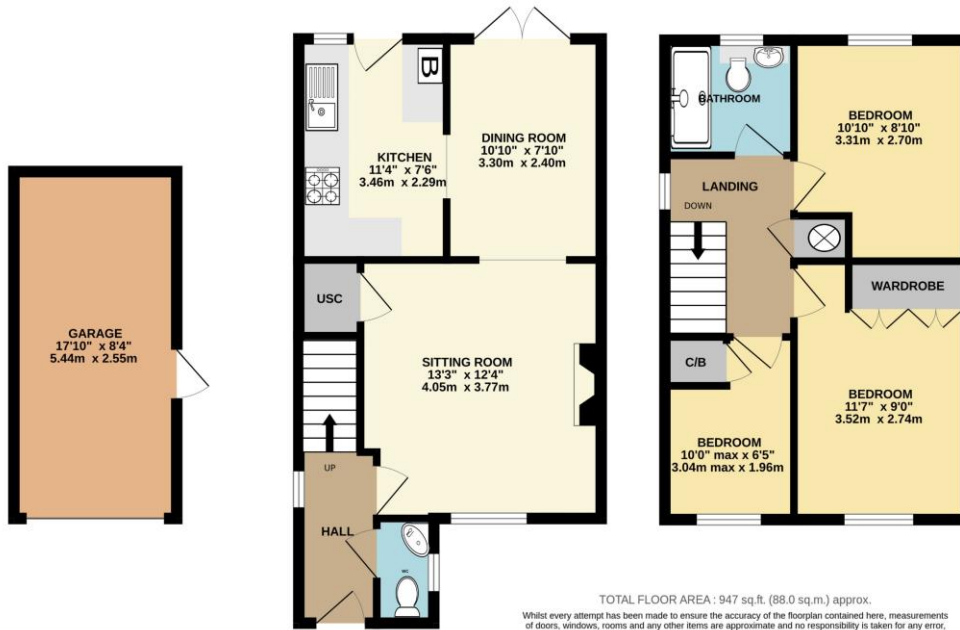


#### Nearest Schools

- Wells

GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.

1ST FLOOR  
383 sq.ft. (35.5 sq.m.) approx.



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