

16 Woodbury Avenue

Wells, BA5 2XN



£435,000 Freehold

A splendid four bedroom semi-detached home within the ever desirable Woodbury Avenue. The property has been enhanced and extended by the current owner who has upgraded the kitchen, shower room, electrics along with new doors and carpets throughout. Offered with no onward chain. EPC: C

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DESCRIPTION

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Upon entering the house is a spacious entrance hall with ample space for shoes and coats. Within the main house is a large dual aspect open plan kitchen/dining/sitting room. A marvellous room with an abundance of natural light, plenty of space for dining and entertaining and with engineered wood flooring. The kitchen comprises an electric oven, hob and microwave, built-in dishwasher, washing machine and ample storage cupboards. Double doors open out to a covered seating area, a great additional living space which has light and a television point whilst also having a lovely view over the south facing garden. From the kitchen a door leads to a further reception room which would make a lovely snug or playroom and benefits from French doors to the garden. From the hall a door opens to a ground floor double bedroom with a front aspect.

To the first floor are two spacious double bedrooms, one looking out to the front of the house and the other having views over the garden and towards Wells Cathedral. The third bedroom is a good sized single but would also make a great home office. The shower room features a shower, toilet, wash hand basin, storage and heated towel rail.

OUTSIDE

The south facing gardens are fully enclosed and are mainly laid to lawn with shrubs and two large wooden sheds for storage or to be used as workshops. A side gate provides access from back to front which leads to the parking area for three to four cars and front lawn with laurel hedging.

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.

TENURE

Freehold

HEATING

Gas central heating

SERVICES

Mains drainage, water, gas and electricity are all connected.

COUNCIL TAX

Band 'C'

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From Wells take the B3139 signposted to Bath. Continue up St. Thomas Street into Bath Road, passing Budgens garage on your right. Take the next turning on your right into Woodbury Avenue. The property can be found a little further along on the right hand side.

REF: WELJAT30072025







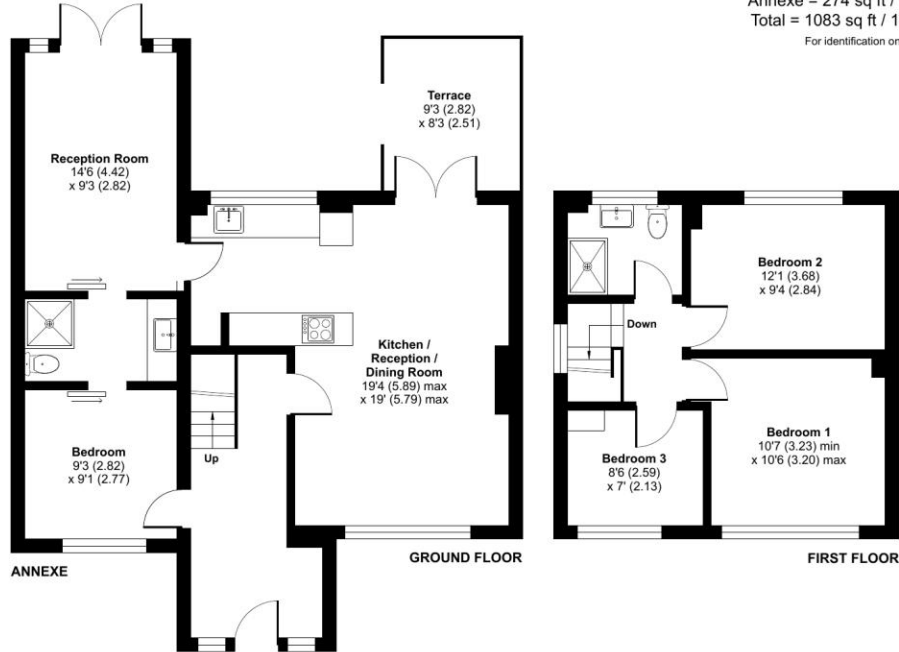
Woodbury Avenue, Wells, BA5

Approximate Area = 809 sq ft / 75.2 sq m

Annexe = 274 sq ft / 25.4 sq m

Total = 1083 sq ft / 100.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2021. Produced for Cooper and Tanner. REF: 750983



WELLS OFFICE

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