



 3  2  2 EPC D

£520,000 Freehold

15 North Road
Wells
BA5 2TL

COOPER
AND
TANNER



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DESCRIPTION

A splendid three bedroom detached bungalow set on the desirable North Road, within close proximity to the city centre and offered with no onward chain. The property is presented in immaculate condition throughout, decorated neutrally and would make a perfect home for someone downsizing, with all accommodation on one level and the gardens being low maintenance.

Upon entering the property is a spacious entrance hall with space for shoes and coats. The sitting room benefits from a dual aspect with an abundance of natural light, doors opening to the garden and an electric fire as the focal point. The well-appointed kitchen/dining room features an array of storage cupboards, eye level combination oven/microwave and grill, induction hob, built in fridge/freezer, dishwasher, washing machine and benefitting from views over the gardens. Within the dining area is ample space for a table for six to eight people along with a large cupboard for additional storage. A door from the kitchen opens to a side porch, previously used to park a mobility scooter and providing access to the parking area and gardens.

An inner hall provides access to the three bedrooms and the main shower room, beautifully fitted with a large corner shower, toilet, wash basin, heated towel rail, illuminated mirror and storage. The main bedroom is a well-proportioned double with the benefit of a well-appointed ensuite shower room. The two further bedrooms are both good sizes with southerly views to the front and one having built-in storage and currently used as a home office.

OUTSIDE

Approaching the property to the side is a shared driveway providing access to a single garage with electric operated

door. A paved parking area provides parking for two cars. The front and back gardens have been designed to be low maintenance, mainly laid to patio with flower beds, perfect for outside furniture and entertaining.

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. The property is just a short walk from the cathedral.

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 central Wells take the B3139 (St. Thomas Street) signposted to Bath. Continue up St. Thomas Street and take the first left into North Road. Number 15 can be found a little further along on the right just before the turning to 'Little Entry'.

REF:WELJAT09092025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

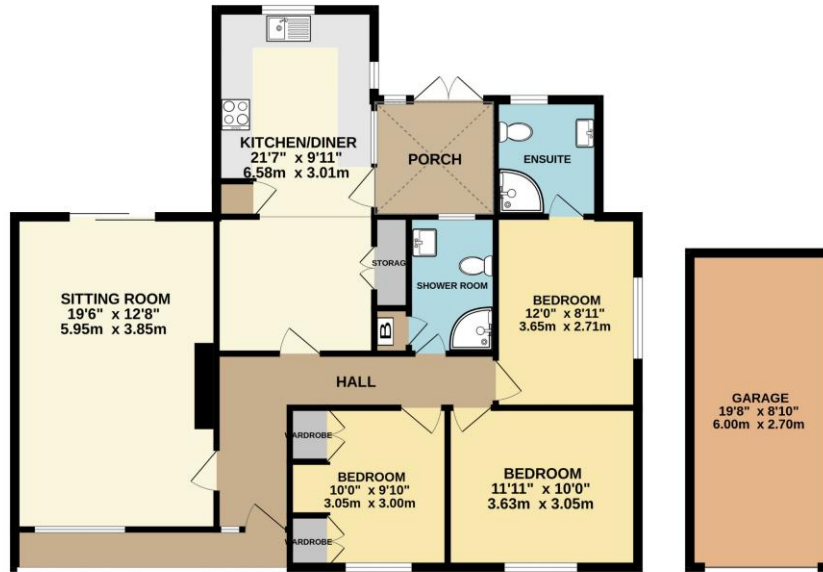
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

GROUND FLOOR
1257 sq.ft. (116.8 sq.m.) approx.



TOTAL FLOOR AREA: 1257 sq.ft. (116.8 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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AND
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