



 3  2  1 EPC D

£625,000 Freehold

8 Portway Avenue
Wells
BA5 2QF

COOPER
AND
TANNER



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DESCRIPTION

A bright and spacious three bedroom detached family home set in a quiet and desirable cul-de-sac within the city centre. The property benefits from some redecoration, a large south facing garden, garage and off road parking. Having been in the same ownership for a number of years, the property now offers a blank canvas to make your own stamp and is offered with no onward chain.

Upon entering the house, via the storm porch, is a spacious entrance hall with ample space for shoes and coats along with a downstairs w/c with wash hand basin. To the front of the house is the dual aspect sitting room, a light and bright room featuring a bay window to the front, further window to the side and a stone fireplace with inset gas fire as the focal point. The dining room, again with a dual aspect, has windows and a glazed door to the large south facing garden, a window to the front and can comfortably accommodate a table to seat eight to ten people. To one side is a blocked off, stone fireplace with shelved alcove and glazed display cabinet. The kitchen, with a range of wooden doors and drawers, has space and plumbing for a dishwasher and features two walk-in larder cupboards and a further shelved cupboard, ideal for 'day to day' storage. At the far end of the kitchen a step leads down to a useful utility/store room with a door leading out to the front and space and plumbing for a washing machine, space for a tumble dryer and space for a fridge freezer. A small wall partially divides the room and is shelved, providing a useful storage area, and a glazed door leads out to the garden. Leading from the storage area is a further room, currently used as a workshop/hobby room this bright versatile room could, with a little work, be used a study or playroom.

To the first floor is a large open landing leading to the three spacious double bedrooms and a large wet floor shower room. The main bedroom is notably generous in size with built-in wardrobes and windows to the front and side. The second of the bedrooms, again with a dual aspect to the front and side, has a vanity wash basin and a built-in cupboard which houses the hot water cylinder along with shelves and hanging rail. The third bedroom, still a very generous double benefits from a built-in wardrobe and a view over the south facing gardens. The Shower room is again a good size with WC, wash basin, modern towel radiator and wet floor shower. There is ample space to re-install a bath and shower cubicle if desired.

OUTSIDE

Approaching the property is a driveway with parking for one car and leading to the garage. The garage, with electric roller door, houses the electricity and gas meters and benefits from light and power. A pedestrian door to the rear of the garage leads back to the garden. The front garden is mainly laid to lawn with borders of spring flowers, hellebores, mature shrubs and trees. A path leads to the porch and continues to the rear garden. The south facing rear garden which can also be accessed from the dining room and store room has a large patio, ideal for outside furniture and entertaining and is mainly laid to lawn with a feature pond. Borders with low stone walls are planted with mature trees, shrubs and spring bulbs. To one side is a wooden shed, offering additional garden storage.

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.

DIRECTIONS

From our offices in Broad St, Wells turn left and continue along Priory Road for 100m. At the junction turn right onto Princes Road, at the traffic light continue straight ahead towards Portway & Chamberlain Street. Just before the bend, turn left onto Portway (with the Connect centre on your right) and then first right into Portway Avenue. The property can be found a little further along on the right hand side.

REF:WELJAT07032023

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: E

Heating: Gas central heating

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



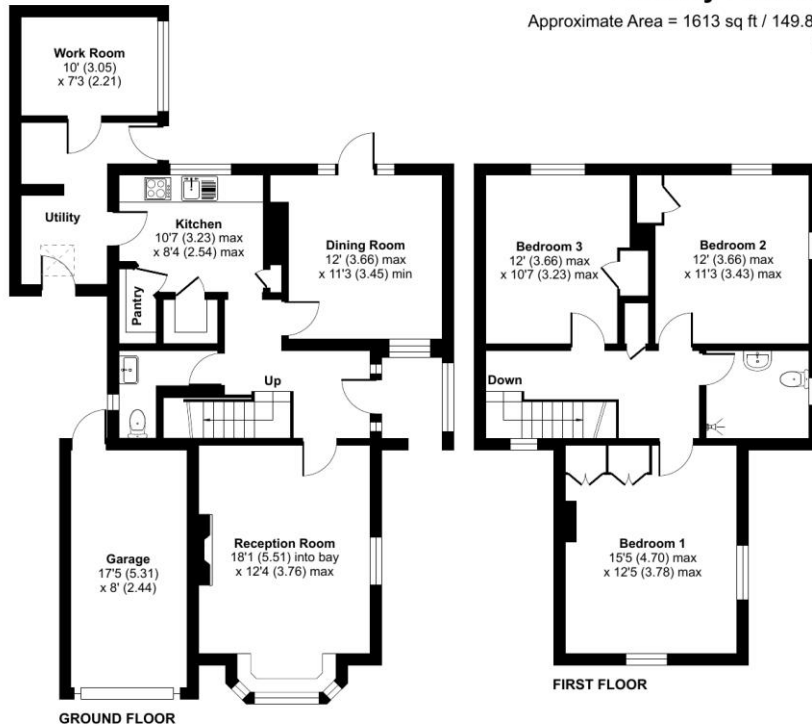
Nearest Schools

- Wells – primary & secondary

Portway Avenue, Wells, BA5

Approximate Area = 1613 sq ft / 149.8 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richecom 2023. Produced for Cooper and Tanner. REF: 952373



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