



60 Woodbury Avenue, Wells, BA5 2XP

£485,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

Set on a corner plot is this splendid, extended four bedroom semi-detached home in the ever-desirable Woodbury Avenue. The property has been enhanced and extended by the current owners to create a spacious and versatile family home with potential to create a self-contained annex (subject to the necessary consents). The property benefits from an integrated garage, lovely south facing views, conservatory and enclosed rear garden. The property is situated close to a footpath, offering a short, pleasant walk to The Bishop's Palace, Cathedral and Market Place.

Upon entering via the front door is a bright hallway with door to the sitting room and stairs to the first floor. The sitting room is again a bright room with a large, south facing picture window looking out over the garden and open green space towards Tor Woods. The sitting room offers plenty of space for comfortable seating and features a contemporary inset gas fire - operated by remote control. From the sitting room double louvre doors open to a second reception room. This room, formerly the dining room is a versatile space and could be used as a snug, playroom or second study. From here a door opens to the kitchen and sliding patio doors open to a large conservatory. The conservatory, currently presented as both a dining room and gym, is carpeted, fully heated and benefits from French doors out to the garden. The kitchen, with tiled floor, features a range of fitted cabinets with beech doors, one and a half bowl sink, window to the conservatory and integrated appliances including a Bosch oven, gas hob, dishwasher

and fridge freezer. From the kitchen a door opens to a side passage with doors leading to the drive at the front and garden at the rear. To the rear the passage widens into an Atrium with glazed roof, space for coats and shoes and a door to the garage. Beyond the Atrium is the utility room, a generous space with ample cupboards, sink, space and plumbing for both a washing machine and tumble dryer and a recently fitted Worcester combi boiler (November 2024). The boiler still has the remainder of its 12 year warranty. In one corner is a cloakroom with WC and wash hand basin. To the rear is a further reception room, currently presented as a study/snug with a dual aspect over the garden and a Velux roof window allowing plenty of natural light. There is scope (subject to the necessary consents) to convert this area, utility and WC into a self-contained annex with it's own entrance, if required - making it ideal for multi-generational living or to create an income.

From the hall stairs rise to the first floor landing with heated airing cupboard - ideal for towels and linens. The principal bedroom is a good-sized double with southerly aspect towards Tor Woods. A large alcove perfectly fits a wardrobe which the vendors are kindly leaving. The ensuite comprises a corner shower enclosure, vanity unit with countertop basin and WC. A second double bedroom enjoys the same verdant, south facing view and benefits from a large built-in wardrobe with shelves and hanging rail along with a second, half height storage cupboard (above the stairs). To the rear,









DESCRIPTION (continued)

with garden aspect are two further bedrooms, one double and a single bedroom - currently presented as a study.

The loft is part boarded and carpeted, with lighting and offers great storage space or potential for further accommodation (subject to the necessary consents).

OUTSIDE

To the front is an area of lawn with borders of mature shrubs and hedging. A block paved driveway offers parking for two to three cars and leads to the integrated garage with electric, remote control 'up and over' door. The garage is notably tall and features a boarded mezzanine storage level along with light, power and a pedestrian door into the house.

The rear garden, which can be accessed from both the conservatory and side passage, is fully enclosed by fencing and mature hedging. A deck path runs across the rear of the property with an area of lawn beyond. At the rear of the garden is a decked terrace (5m x3m) with lighting and ideal for outside furniture and entertaining. Adjacent is a gravelled area, again with space for garden furniture and having a steel shed - which the vendors are kindly leaving. Within the garden are planted beds and mature trees which have lighting beneath.

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 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 in to Woodbury Avenue. The property can be found a little further along on the right hand side. Continue for approx. 400m and the property can be found on the right hand side, just before the turning to St. Andrew's Court.

REF:WELJAT18022026



Local Information: Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, mains water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary

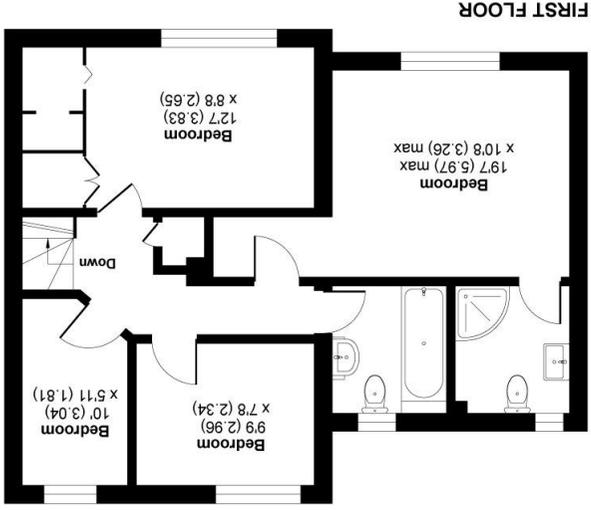
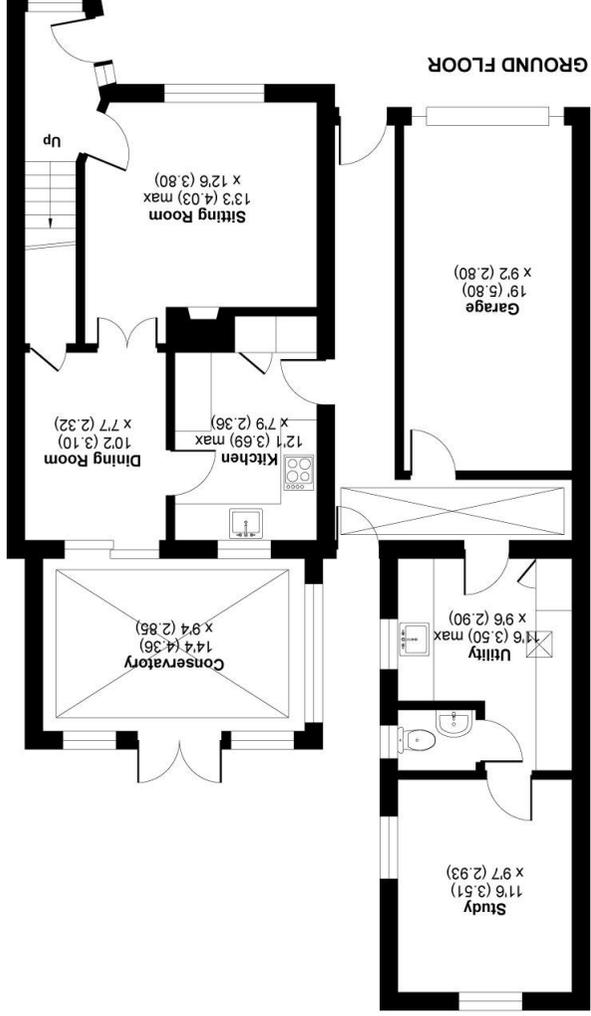


Nearest Schools

- Wells

Woodbury Avenue, Wells, BA5

Approximate Area = 1532 sq ft / 142.3 sq m
 Garage = 172 sq ft / 15.9 sq m
 Total = 1704 sq ft / 158.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition). Incorporating International Property Measurement Standards (IPMS2 Residential). © nrbecom 2026. Produced for Cooper and Tanner. REF: 1414884

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