



 3  2  1 EPC C

£299,950 Freehold

64 Balch Road  
Wells  
BA5 2BX

COOPER  
AND  
TANNER



# 64 Balch Road

## Wells

### BA5 2BX

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### DESCRIPTION

A double fronted three bedroom mid terrace house with parking, garden room, deck and views. The property has been improved by the current owners, with new radiators and deck, and is situated within a short walk of the centre of Wells.

Upon entering the property is an entrance hall which opens into the large open plan kitchen/dining room which has an array of units, gas hob, electric oven, plumbing for white goods, ample space for a generous dining table, a door out to the front parking area and another door leading into the garden room. The sitting room benefits from a dual aspect with an exposed open fireplace and wooden mantle along with French doors opening into the garden room. Running the width of the house the garden room has a lovely aspect and French doors to the outside with the benefit of a view of Glastonbury Tor.

To the first floor is a landing with a view over the garden and an airing cupboard housing the boiler which has been recently serviced. The master bedroom is a generous size with an eastern aspect towards St Cuthberts Church. A further double bedroom with built in wardrobes looks towards the Church. The final bedroom, currently used as a good size single but could easily take a double bed overlooks the gardens. The bathroom comprises a bath with shower above, toilet and wash hand basin.

The loft has been partially converted with a pull down loft ladder providing what is currently used as a fourth bedroom with velux window looking out over the views. A further loft hatch gives access to a boarded storage area.

### OUTSIDE

To the front of the house is a parking area for three cars with two doors into the house. From the garden room a recently constructed

deck offers the perfect space for outdoor furniture and entertaining. Steps lead down to the garden, which is laid to lawn with a path leading to a wooden shed.

### 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.

Viewing is strictly by appointment with Cooper and Tanner. Tel: 01749 676524

### DIRECTIONS

From the Wells office, continue along Priory Road to the roundabout. At the roundabout take the third exit onto Strawberry Way (passing Lidl on your right). At the traffic lights turn left into Burcott Road. Continue for approx. 400 metres and turn right into Balch Road. Number 64 can be found a little further up on the left hand side.

REF:WELJAT210322

#### Local Information Wells

**Local Council:** Mendip

**Council Tax Band:** B

**Heating:** Gas central heating

**Services:** Mains drainage, gas and electricity

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

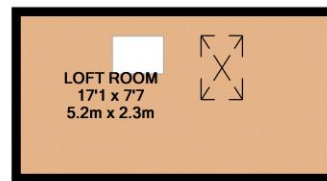


#### Nearest Schools

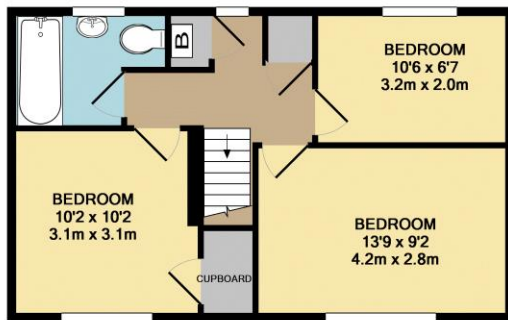
- Wells



GROUND FLOOR



2ND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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