



 3  1  2 EPC C

£450,000 Freehold

5 Woodacre,
North Road,
Wells, BA5 2TE

COOPER
AND
TANNER



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DESCRIPTION

A modern three bedroom detached home with South-West facing gardens and parking set within a desirable and quiet setting, just off North Road, and offered with no onward chain.

Upon entering the house is a spacious entrance hall with downstairs w/c and ample space for shoes and coats. The kitchen/dining room is a sunny room with an array of units, electric oven, gas hob, built-in dishwasher, space for a fridge and ample space for a table to seat four to six people. From the kitchen is a useful utility room with stainless steel sink, plumbing for white goods, further storage and a door opening out to the gardens. The sitting room is a well-proportioned, dual aspect room with an electric fire as the focal point.

To the first floor are three bedrooms and the family bathroom which comprises; a bath with shower above, toilet and wash basin. The principal bedroom benefits from a view to the front, fitted storage and an ensuite shower room. Two further bedrooms are accessed from the landing, one being a good-sized double with front aspect and the third being a good sized single or small double.

OUTSIDE

To the front of the house is a paved area to park one car. The gardens wrap around the house benefitting from a South-West aspect with an area of lawn and variety of shrubs, bushes and climbing plants. A patio area provides a wonderful space 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.

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

Leaving Wells city centre head towards Bath via the Liberty and then into St Thomas Street (B3139). Once in St. Thomas Street continue for approx. 250m and take the first left into North Road and then third right in to Woodacre. The property can be found further up on the left.

REF:WELJAT08072025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

Heating: Gas central heating

Services: Mains drainage, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

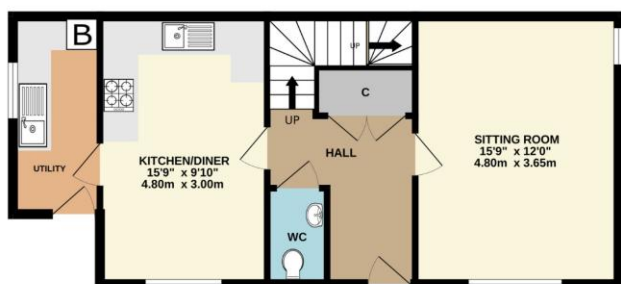
- Castle Cary
- Bath Spa
- Bristol Temple Meads



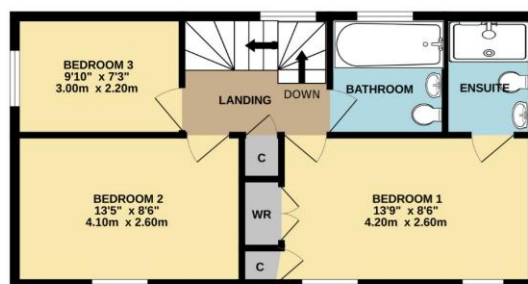
Nearest Schools

- Wells (Primary and Secondary)

GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 1034 sq.ft. (96.1 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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