



 3  1  2 EPC D

£345,000 Freehold

36 Kings Castle Road
Wells
BA5 3LT

COOPER
AND
TANNER



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Guide Price £345,000 Freehold

DESCRIPTION

A splendid three bedroom semi-detached bungalow set in a quiet and desirable cul de sac with beautiful gardens and off road parking. The property has been extended and enhanced by the current owners and is presented in a move in condition.

Upon entering the bungalow is an entrance hall leading through to the kitchen, a light and bright room with an array of fitted units, built-in fridge, freezer and washing machine along with a lovely aspect overlooking the rear garden. At the front of the property is a sitting/dining room with a southerly aspect and freestanding electric fire as the focal point. Adjacent to the sitting room is one of the double bedrooms which over the years has also been used as a formal dining room and home office giving flexibility if needed. The main double bedroom can be found to the rear of the property, a well-proportioned room with a garden view. The bathroom comprises a bath, toilet, wash hand basin and heated towel rail. The extension is accessed from the kitchen and comprises a further bedroom and shower room featuring a shower, toilet, wash hand basin, heated towel rail and storage.

OUTSIDE

Approaching the property is a driveway for two cars with a footpath to the front door. An additional door provides access to a hall straight from front to back through the extension. The front gardens have been beautiful manicured by the current owners and feature an abundance of shrubs, flowers and trees. The enclosed rear garden has also been transformed with two levels of patio, a wide array of flower and shrubs along with two storage sheds. With the garden having two patios on

different levels is benefits from a sunny aspect throughout the day and makes for a marvellous area for outside seating and entertaining.

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

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. After Budgens take the fourth turning on the right into King's Castle Road. Continue for approx. 200 metres and bear right. The property can be found on the right.

REF:WELJAT28012025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

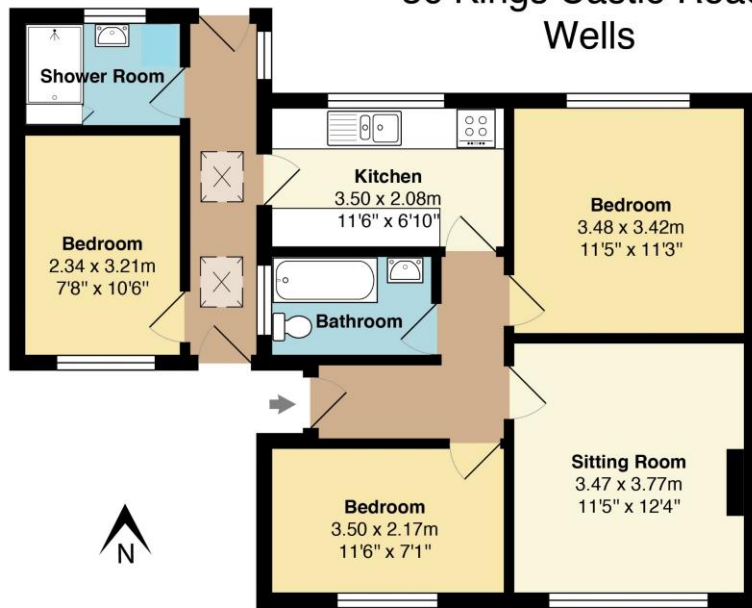
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

36 Kings Castle Road, Wells



Approximate gross internal floor area of main building - 69.4 m² / 747 ft²

Whilst every attempt has been made to ensure the accuracy of this floor plan, 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. All room measurements are maximum dimensions unless otherwise stated.



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