



 3  3  2 EPC D

£325,000 Freehold

79 Balch Road
Wells
BA5 2BY

COOPER
AND
TANNER



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DESCRIPTION

A deceptively spacious three double bedroom semi-detached family home with large South facing garden and rear access. The property has been within the same ownership for a number of years and has been well-maintained throughout. The ground floor has been substantially extended and now offers; three reception rooms, spacious kitchen with adjoining utility room and a wet floor shower room.

Upon entering the property is an entrance hall with a built-in cupboard, ideal for coats and shoes along with 'day to day' storage. Leading off the hall is the sitting room with large window to the front and a feature fireplace with inset electric fire as the focal point. A glazed door with fixed windows on either side leads to a second reception room. This generously proportioned room, formerly a conservatory, has a dual aspect over the garden and now benefits from an opaque insulated roof and heating so it can be used all year round. Sliding glazed doors lead into the third reception room, again with insulated roof. This versatile room has French doors leading out to the large, decked terrace and garden beyond. At the far end is a spacious shower room with WC, wash basin and wet floor shower. The open plan kitchen / diner comprises a range of fitted units with wooden doors units, topped with quartz work surface and breakfast bar, along with space for a freestanding cooker and fridge freezer. There is ample space for a dining table to seat six to eight people and it is open to the utility area. The utility area is a useful space with cream country style units, space and plumbing for a washing machine and tumble dryer, along with a door leading to the front.

Stairs rise to the first floor which features a bright landing, with window to the side, leading to three double bedrooms and the family bathroom. The largest of the bedrooms is light and bright with a window to the rear overlooking the large south facing rear garden. The second bedroom, also a well-proportioned double has fitted wardrobes and shelving on two walls along with also having a rear aspect. The third bedroom, a smaller double, has a window to the front with view looking towards green space. The family bathroom comprises, a bath, WC and wash basin.

OUTSIDE

To the front of the property is mainly laid to gravel, with space for pots and a pathway leading to the front door. To the rear, the south facing garden is fully enclosed with a pedestrian gate at the bottom opening onto a hard standing and then to an access lane. Accessed from two of the reception rooms is a decked terrace, offering plenty of space for outside furniture and entertaining. Steps lead down from the terrace to an area of lawn with a gate leading to a further, secluded area laid to gravel offering space for further outside furniture. To one side is a large wooden shed with an adjacent wooden pergola offering space for a hot tub and to the other is a summerhouse with a bar inside!

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 the Wells Office turn left onto Priory Road and carry on to the roundabout. At the roundabout take the third exit on the A39. At the next traffic lights turn left onto Burcott Road then take the next right into Balch Road. Continue for approx. 400m where the property can be found on the left.

REF:WELJAT:23102023

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating and solar panels

Services: Mains drainage, water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



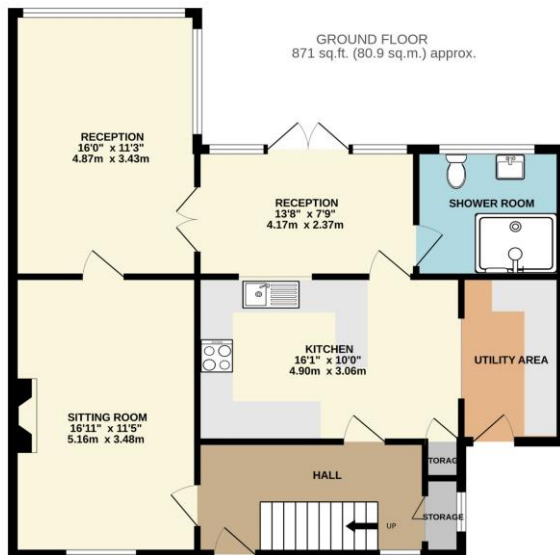
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells



TOTAL FLOOR AREA : 1328 sq.ft. (123.3 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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AND
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