



50 Wand Road, Wells, BA5 1WD

Offers Over £635,000 Freehold

COOPER  
AND  
TANNER







# 50 Wand Road Wells, BA5 1WD

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 4  3  3 EPC B

Offers Over £635,000 Freehold

## DESCRIPTION

A marvellous four bedroom executive style detached home set on the popular Bishops Brook development. The property benefits from a number of upgrades including additional kitchen units, granite worktops, upgraded appliances, garden lighting and 'Hive' smart thermostat and has 4 years remaining on the NHBC certificate. The property also features beautifully landscaped gardens, garage and parking and has been kept in an immaculate condition throughout.

Upon entering the property is a light and spacious entrance hall with cupboard, perfect for coats and shoes along with a large under stairs cupboard ideal for 'day to day' storage. From the hall, the well-appointed cloakroom comprises a hidden cistern WC and wash hand basin. The generous sitting room is a lovely light room with French doors leading out to patio and gardens beyond. The kitchen/dining/family room is again a good size and has plenty of room for a dining table to seat six to eight people along with additional space for comfortable seating. The Kitchen has a good range of wall and base units with cream high gloss doors and drawers and granite worktops with upstands, a stylish backsplash and integrated appliances including double oven, microwave, gas hob, dishwasher and fridge freezer. French doors allow plenty of natural light and lead out to the rear garden. To the front of the property is a further reception room, currently presented as a formal dining room and can comfortably accommodate a table to seat six to eight guests. This

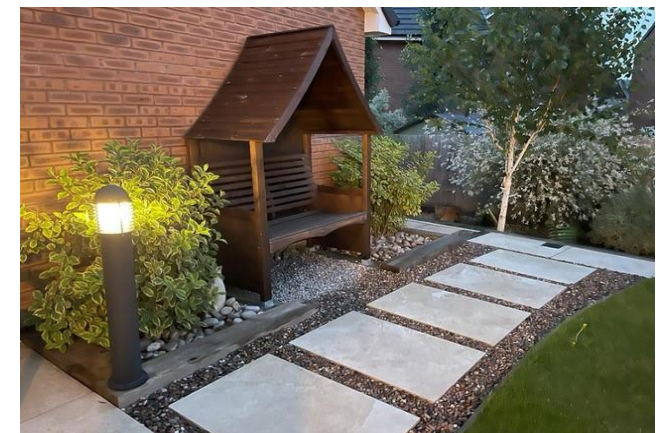
versatile room could be used as an additional bedroom/study or playroom if required. The study/playroom is a bright room with front aspect and makes the perfect place to work from home.

Stairs rise to the first floor and the bright and spacious landing with useful airing cupboard. The principal suite runs the depth of the house and benefits from a generous bedroom, dressing area with two built-in wardrobes with sliding mirrored doors and a well-appointed ensuite shower room. The ensuite comprises a double walk-in shower, wash basin, hidden cistern WC and heated towel rail. The second bedroom is a good size double and again benefits from an ensuite shower room. There are two further double bedrooms both with front aspects and both having a feature shelved alcove. The family bathroom comprises a bath with overhead shower, hidden cistern WC, wash basin and towel rail.

## OUTSIDE

The gardens around the property are beautifully designed and offer a stunning display of trees and shrubs. To the front, on one side is a low maintenance gravel area, planted with small trees and shrubs. A central path leads to the front door and the remainder of the front garden is laid to lawn.

The rear garden is fully enclosed by wooden fencing with a pedestrian gate leading out to the drive. The patio, which runs the width of the property is laid with a stunning honey coloured ceramic exterior tile and















## OUTSIDE (continued)

provides the perfect place for outside furniture. Within the garden are pillar style lights which illuminate the plants and provide a lovely ambient light, ideal for evening entertaining. The garden is mainly laid to lawn with borders of mature trees and shrubs. Steps lead to a lower level with a path, further planting and water butt. There is also an outside tap accessed from the patio. The detached garage, positioned to the side of the property, has light and power, a sealed floor and painted walls. To the front of the garage is a drive offering parking for two cars.

## 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 the Wells office, continue along Priory Road at the roundabout take the second exit onto the A39 Glastonbury Road. Continue for approximately 200 metres, passing the Police station on your right, and take the next turning on the left into Wand Road continue for approx.. 50m until the road forks. Take the right hand fork, continue for approx. 200m, crossing the bridge, and the property can be found straight in front of you as the road bears round to the left.

## SERVICE CHARGE

Service charge is currently £226.84 per annum which covers maintenance and lighting of communal areas and landscaping within the development.

REF:WELJAT10072023



### Local Information Wells

**Local Council:** Mendip District Council

**Council Tax Band:** F

**Heating:** Gas central heating

**Services:** Mains drainage, water, gas & electricity

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

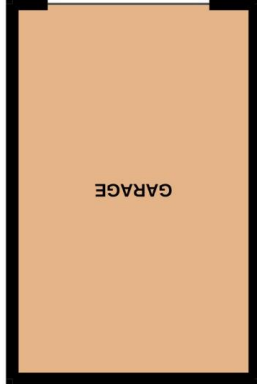
- Castle Cary
- Bath Spa
- Bristol Temple Meads



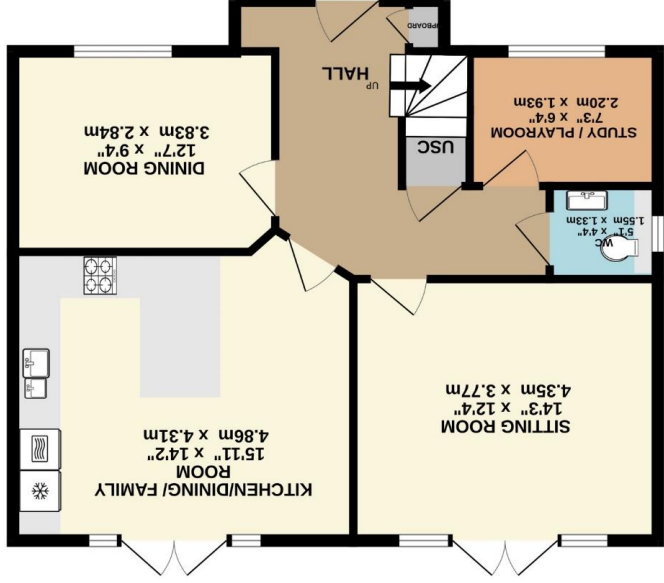
### Nearest Schools

- Wells

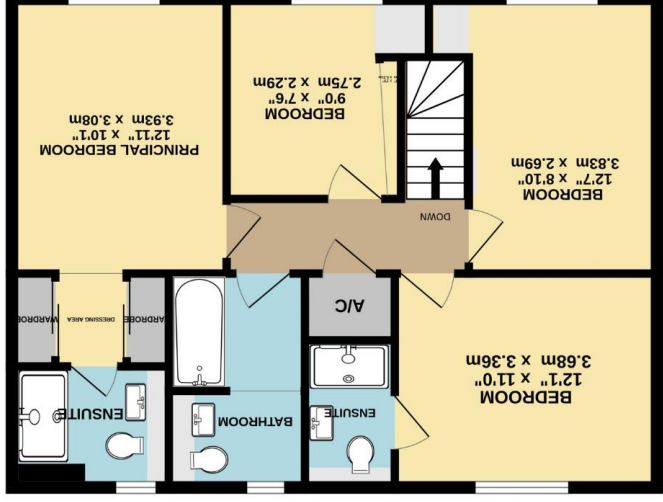




GROUND FLOOR (85.2 sq.m.) approx.



1ST FLOOR (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 1608 sq.ft. (149.4 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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