



Spring Cottage, 3 Silver Street, Wells, BA5 1UN

£335,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

Set in the heart of Wells, on a no through road and just a stone's throw from the Bishop's Palace, Cathedral and High Street, is this delightful, well-proportioned two bedroom cottage. The property has been updated by the current owners with a new kitchen, new bathroom and combi-boiler and now offers the perfect balance of character features and modern convenience.

Upon entering is the sitting room with flagstone floor, beamed ceiling, stone and brick fireplace with woodburning stove and shelved alcoves. To the front is a sash window with a window seat beneath, the perfect spot to sit and read a book. This bright and characterful room offers plenty of space for comfortable seating. From the sitting room, a door leads past the staircase to the open plan kitchen diner. This generous room has a tiled floor, exposed stone walls, panelling and a recently fitted kitchen (2022). The kitchen features an array of cabinets with pale taupe Shaker style doors and drawers, space for both a range cooker and fridge freezer along with a ceramic 1 1/2 bowl sink and a breakfast bar to seat three to four people. Neatly tucked away under the stairs,

accessed by folding double doors, is the utility cupboard with space and plumbing for a washing machine, dishwasher and tumble dryer along with shelving for storage. The dining area has built-in banquette seating with space for a dining table to seat six to eight people. Adjacent, to the dining area a door leads out to the shared courtyard garden.

Stairs rise to the first floor landing with shelved alcove. To the front is a generous double bedroom, currently presented as a twin, with painted beams, part vaulted ceiling, wooden fireplace with cast iron insert and A window with front aspect over the walled stream, and a window seat beneath. At the rear of the property is a second double bedroom with side aspect, wooden fireplace with cast iron insert and a cupboard housing the 'i-mini' combi-boiler. The bright family bathroom, with Velux window, has been tastefully updated (again in 2022) and features half-panelled walls, peg rail, bath with waterfall shower overhead, traditional style wash basin, WC, modern towel radiator, built-in shelved cupboard and space for additional furniture.









OUTSIDE

To the side of the property is a shared courtyard garden - shared with one neighbouring property. The courtyard is mainly laid to paving with a gravel border, ideal for pots and planting. There is space for outdoor furniture and a dedicated stone store, ideal for garden storage. On street parking is available on the street outside.

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 including Wells Blue School.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Kings' School, Bruton, 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 our office in Broad Street, take the first left into St. Johns Street. At the end of the road turn right into Southover and then first left into Silver Street, follow the road round to the left and the property can be found on the left.

REF:WELJAT12062024



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

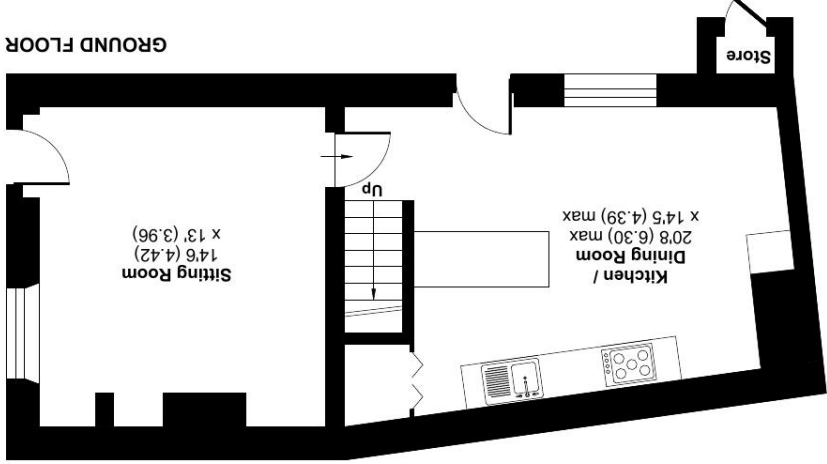
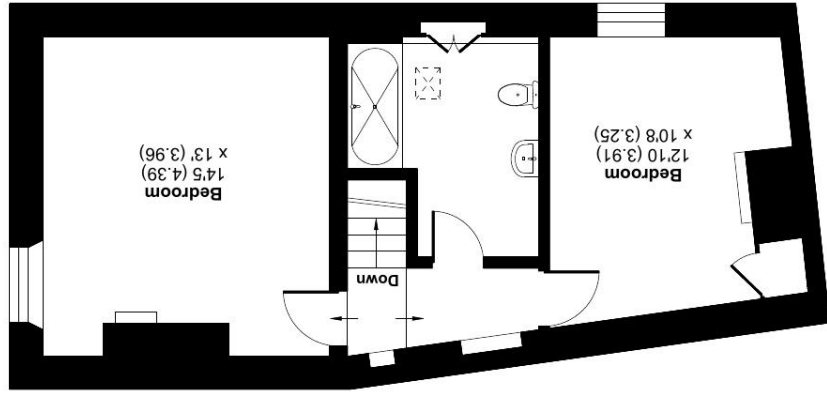


Nearest Schools

- Wells (primary & secondary)

Silver Street, Wells, BA5

Approximate Area = 928 sq ft / 86.2 sq m
 Store = 16 sq ft / 1.4 sq m
 Total = 944 sq ft / 87.6 sq m
 For identification only - Not to scale



Certified Property Measurer
 RICS
 International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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