



 3  2  1 EPC C

£325,000 Freehold

58 Keward Avenue
Wells
BA5 1TS

COOPER
AND
TANNER



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DESCRIPTION

An immaculate three bedroom semi-detached family home with a substantial garden and ample parking. The current owners have obtained planning permission for a large single storey extension and garage to be built which will further enhance the property whilst still maintaining a sizeable garden.

Upon entering is an entrance hall with double doors into the sitting room. The sitting room features a lovely aspect over the front garden, a wood burner as the focal point, storage cupboard and is open to the dining room. Benefiting from a view over the rear garden, the dining room can comfortably accommodate a table for six to eight people as is adjacent to the kitchen. The kitchen comprises a range of wall and base units, electric oven and hob, plumbing and electric for a washing machine and dishwasher along with a door opening out to the patio and gardens.

To the first floor is a generous size double bedroom which looks over the front garden with built in wardrobes and drawers. A further double with built in wardrobes looks out over the rear gardens and Mendip Hills in the distance. The third bedroom is a good sized single benefiting from a built in wardrobe. The bathroom comprises a shower over the bath, toilet, wash hand basin and heated towel rail.

OUTSIDE

Approaching the property is a driveway which can accommodate three to four cars along with an area of lawn and path to the front door. Side access currently provides marvellous access to the garden and is the area which has

planning for a garage to be built if desired. The rear garden features a lovely spacious patio, perfect for outside furniture and entertaining. The majority of the garden is laid to lawn and enclosed by wooden fencing with the further benefit of a wooden shed for additional.

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.

Directions: From the Wells office continue along Priory Road to the roundabout. At the roundabout take the second exit onto Glastonbury Road. Continue along Glastonbury road for approx. 300 metres and then turn right into Jocelyn Drive. Then take the third right into Keward Avenue. Number 58 can be found on the right (opposite the turning to Somerleaze Close).

REF:WELJAT210622

Local Information Wells

Local Council: Mendip

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

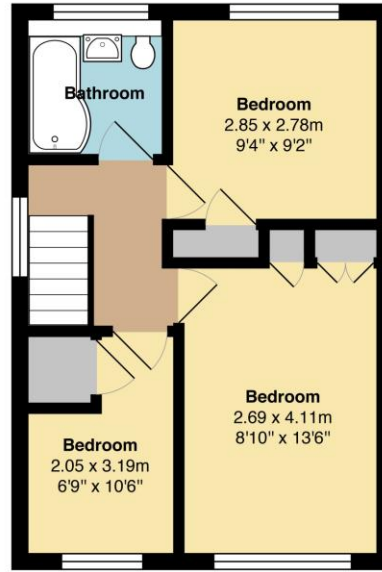
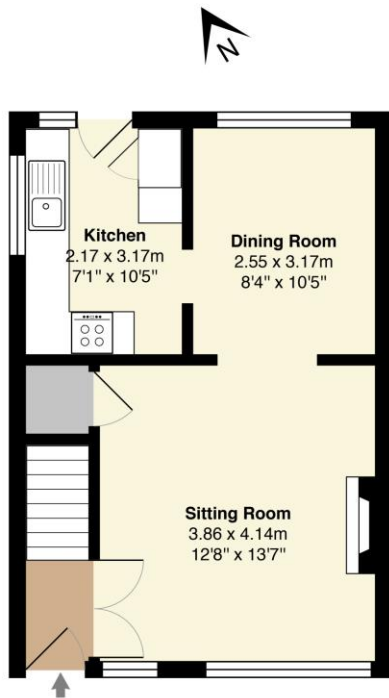
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

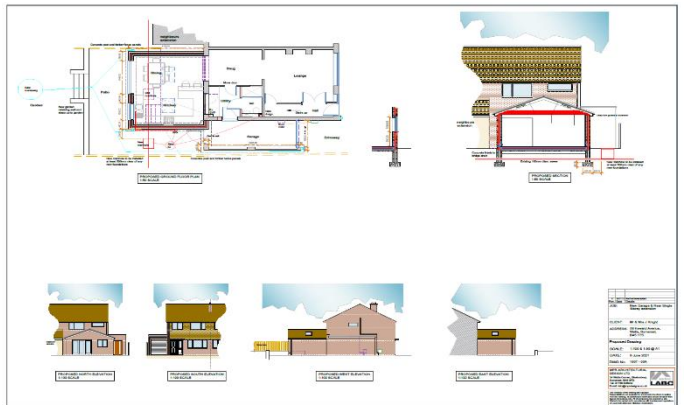
- Wells

58 Keward Avenue, Wells



Approximate gross internal floor area - 73.2 m² / 788 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.



WELLS OFFICE
telephone 01749 676524
19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk



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