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£320,000 Freehold

38 Keward Avenue
Wells
BA5 1TS

COOPER
AND
TANNER



38 Keward Walk

Wells

BA5 1TS

 3  2  1 EPC C

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DESCRIPTION

An extended three bedroom semi-detached family home situated on the West of the city with a level walk into the city centre, schools and shops along with parking and a single garage. The property has been enhanced by the current owners with the addition of new windows, new boiler and planning permission granted to extend into the loft space to create extra bedrooms, if desired.

Upon entering the house is a light and spacious entrance hall with two large storage cupboards, perfect for shoes and coats. The kitchen/breakfast room features an array of fitting units, space for a freestanding cooker and washing machine, breakfast bar to seat four, door opening to the side of the house and window to the front. The sitting/dining room has been extended to create a wonderful entertaining space with bi-folding doors opening out to the enclosed rear garden. The sitting room is a spacious room which can accommodate an array of comfortable seating with a step up to the garden room which could be used as either a dining area or further seating area if desired. This room has access to the garden and Velux windows providing an abundance of natural light.

To the first floor are three bedrooms and the family bathroom. The principal bedroom looks out to the front of the house and benefits from fitted wardrobes whilst a further double bedroom and a single bedroom look to the rear of the property. The bathroom comprises a bath with shower above, toilet and wash hand basin.

The planning permission would be to create a new staircase rising above the current stairs leading to a fourth bedroom, a spacious double on the second floor. Planning reference:2022/2412/HSE

OUTSIDE

The garden to the rear has been designed to be low maintenance with a patio and artificial turf, perfect for outside seating and entertaining. A side passage provides easy access into the garden whilst a door at the rear of the garage also allows access for further storage. To the front of the house is a paved parking area for two cars.

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 38 can be found on the right, just after the turning to Keward Walk.

REF:WELJAT21032023

Local Information Wells

Local Council: Mendip District 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



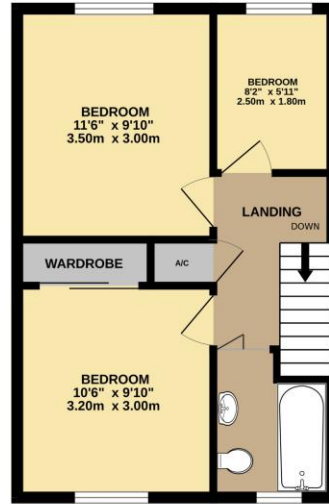
Nearest Schools

- Wells

GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 862 sq.ft. (80.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, walls, 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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