



Plemont, Wells Road, Westbury Sub Mendip, Nr Wells, BA5 1EX £475,000 Freehold

COOPER
AND
TANNER



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 3  2  1 EPC E

£475,000 Freehold

DESCRIPTION

A wonderful three bedroom detached bungalow situated within the ever-popular village of Westbury Sub Mendip, with stunning southerly views and offered with no onward chain. The property has been lovingly improved by the current owners but still offers scope for someone to place their own mark, either to enhance or extend subject to the necessary consents.

Upon entering the property is a spacious entrance hall with large cupboard offering ample space for shoes and coats leading through into a well-proportioned sitting room situated to the front of the property. The room features a gas fire as the focal point and has a sunny southerly aspect with a large picture window overlooking the front garden and open countryside beyond. The kitchen/dining room is a sizeable room, perfect for entertaining with friends and family with views and a door opening out to the rear garden. The kitchen comprises an array of fitted units, a double eye level oven, gas hob, wine rack, breakfast bar and ample space for white goods. The dining area can comfortably accommodate a table for six to eight people along with space for comfortable seating.

From the kitchen is a utility room with plumbing for a washing machine, additional storage, a separate w/c with wash hand basin. There are doors to both the garden and to the integral garage. The utility room also features a staircase to a loft room above the garage, perfect as a playroom, home office or hobby room if desired.

The main hall provides access to all three of the bedrooms and the family bathroom which features a bath, separate curved shower cubicle, toilet, wash basin and heated towel rail. The principal bedroom can be found to the front of the property, a spacious room with fitted wardrobes and wonderful countryside views. Two further double bedrooms also benefit from fitted wardrobes, one having views to the front and the other having views over the enclosed rear garden.

OUTSIDE

Approaching the property is a block paved driveway providing parking for three to four cars and leading to the large single garage with light and power. The front gardens have an array of shrubs, bushes and flower beds along with trees and a pathway leading









OUTSIDE (continued)

to the front door. Wooden gates to the side of the property allow access from front to back. The garden to the rear is enclosed with a large area of patio, a gravel area and an area of artificial lawn, perfect for outside seating for dining with family and friends.

LOCATION

Westbury-sub-Mendip has a village store, public house and popular primary school. Wells and Cheddar both enjoy a wide range of shops and facilities. 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, two churches and both primary and secondary state schools.

For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only fifteen 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 Wells take the A371 signposted to Cheddar. Continue through the village of Easton and on to Westbury-Sub-Mendip. Once entering the village the property can be found on the right hand side after approx. 1 mile.

REF:WELJAT20112023



Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

Heating: Gas central heating

Services: Mains drainage, mains water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Westbury Sub Mendip
- Wells
- Cheddar



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