



 4  2  2 EPC C

Freehold £425,000

15 Osmond Drive
Wells
BA5 2JX

**COOPER
AND
TANNER**



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DESCRIPTION

A deceptively spacious four bedroom house set on a popular development with garage, parking, sunny garden and offered with no onward chain. The current owners have kept the property in good order throughout and recently had a new ensuite fitted.

The house has a generous entrance hall with ample space for shoes, coats along with a downstairs w/c with wash basin. The kitchen/dining room running the depth of the property benefits from a dual aspect, a range of fitted units and built in appliances, space for a large dining table to seat eight and a further sitting area, currently used as a play room. From the entrance hall is a study/home office to the front and sitting room with an electric fire and French doors opening out into the enclosed rear garden. Both the study and dining area looking out to the front of the house have the benefit of bespoke shutters.

To the first floor is a light open landing leading to all four generous bedrooms. The principal bedroom benefits from built in wardrobes, a lovely aspect over the garden and a newly fitted ensuite shower room. All three further bedrooms are all of a good size and can take double beds and storage. The family bathroom features a bath with separate shower, toilet and wash hand basin.

OUTSIDE

Approached from Osmond Drive the parking and garage, with 'up and over' door, can be found to the side of the property. The garden is fully enclosed and has a wooden gate to the parking area and pedestrian door into the garage. The garden features an area of lawn with a variety

of shrubs and bushes, climbing plants and a patio area, perfect for outside furniture and entertaining.

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.

VIEWING

Viewing is strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From the Wells office continue along Priors 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 second right into Osmond Drive.

REF:WELJAT02062023

Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity.

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

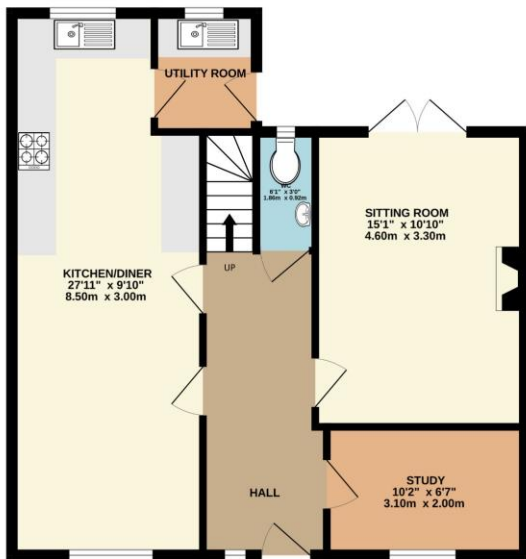
- Castle Cary
- Bath Spa
- Bristol Temple Meads



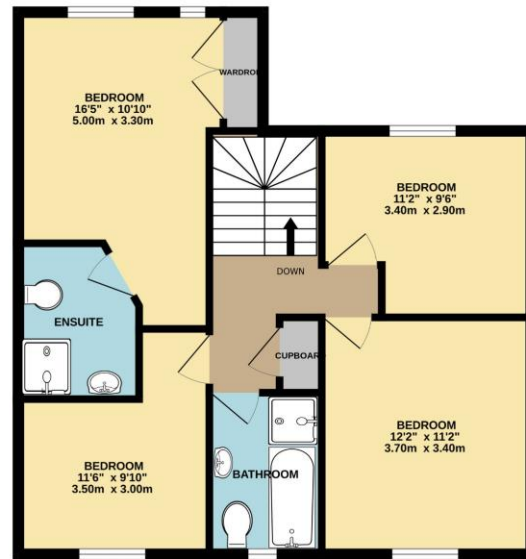
Nearest Schools

- Wells

GROUND FLOOR



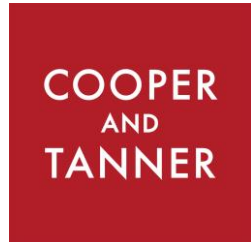
1ST FLOOR



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



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