



7 Alfred Street, Wells, BA5 1TY

£300,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

An extended two bedroom mid terrace Victorian family home with south facing garden, parking and situated within a short walk to the city centre. The property has been enhanced by the current owners, has an array of original features and is presented in excellent order throughout whilst also benefitting from planning permission to create a large open/plan kitchen dining room on the ground floor and an extra bedroom on the first floor.

Upon entering the property is an entrance hall leading to a well-proportioned sitting room with exposed brick fireplace with inset gas fire, bespoke cabinets, wooden floors, bay window and lovely aspect over the South-West facing gardens. The dining room which can comfortably accommodate a table for six to eight people has French doors out to the patio and rear gardens. Also, within the dining room is a large under stair cupboard, perfect for shoes and coats and also housing the central heating boiler. The kitchen comprises a range of wall and base units for storage, an electric oven, gas hob, magic corner for additional storage, under counter fridge and

view of the courtyard. A utility room can be found from the kitchen with French doors out to the courtyard and parking area. The utility room features plumbing for a washing machine and space for tumble dryer along with additional storage.

To the first floor are two double bedrooms and an upstairs bathroom. The principal bedroom features bay window to the front with a lovely view overlooking the gardens. A further double is at the back of the house with a view overlooking the rear courtyard. The bathroom features a bath with shower above, toilet, wash hand basin, heated towel rail and view of the garden.

OUTSIDE

To the front of the property is an enclosed, South-West facing walled garden mainly laid to lawn with shrubs and a gate to on road parking on Alfred Street. French doors from the utility room and dining room open to an enclosed courtyard to the rear which makes for a perfect space for outside furniture and entertaining.









OUTSIDE (continued)

The parking area can accommodate one car with the addition of a stone-built workshop or motorbike store with a pitched roof.

PLANNING PERMISSION

Planning permission has recently been granted for a two-storey extension to create a large open plan kitchen/dining room with doors opening to the courtyard. The layout would be changed to create a newly formed separate utility room and third bedroom on the first floor. Somerset Council (Mendip East) - Planning Ref: 2024/1911/HSE

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.

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 Priory Road to the roundabout. On the roundabout take the first exit (signposted to Shepton Mallet). Take the first right into Rowdens Road (just before the Premier Inn) and then the second left onto the main part of Rowdens Road. Take the second left into Alfred Street, where the property can be found on the left.

REF:WELJAT07032025



Local Information Wells

Local Council: Somerset Council

Council Tax Band: F

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

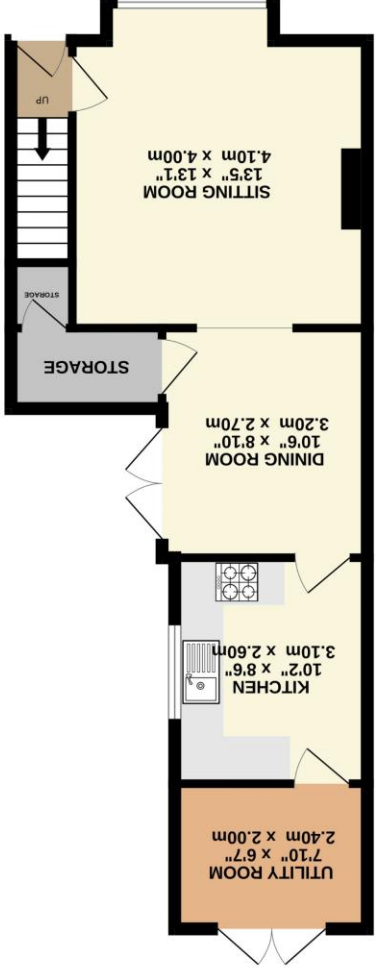
- Bristol Temple Meads
- Bath Spa



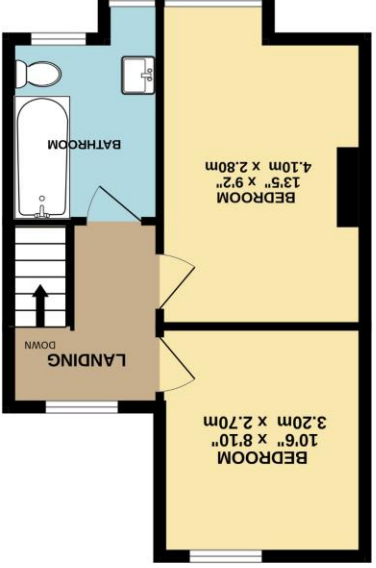
Nearest Schools

- Wells (primary & secondary)

GROUND FLOOR (462 sq.m.) approx.



1ST FLOOR (323 sq.m.) approx.



While every attempt has been made to ensure the accuracy of the diagram, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.
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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