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£275,000 Freehold

16 Churchill Road
 Wells
 BA5 3HZ

**COOPER
 AND
 TANNER**



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DESCRIPTION

A splendid three bedroom semi-detached home set on the Eastern side of Wells with large South facing gardens and offered with no onward chain. The property has been within the same family for over 63 years and now is in need of upgrading and renovating throughout.

Upon entering the house is a spacious entrance hall with space for shoes and coats and double sliding doors opening into the sitting room. The sitting and dining room have been knocked through to create a large open plan living space with a gas fire at one end, covered fireplace to the other and a wonderful view overlooking the gardens. The kitchen comprises a range of fitted units, a Belfast sink, larder and views to the front gardens. A single skin utility/boot room provides further storage along with an old coal store and w/c.

To the first floor are three good size bedrooms and the bathroom which comprises a bath with shower above, toilet and wash hand basin. The principal bedroom is a well-proportioned bedroom with views over the gardens and towards The Cathedral. The second bedroom also has Cathedral views along with a light and sunny dual aspect. The third bedroom is a good sized single with views to the front and cupboard.

OUTSIDE

Approaching the property is a front garden with lawn, shrubs and flowers with a pathway leading to the front door and to the side of the house. A parking area can accommodate 2 cars with an inspection pit beneath one of the spaces. The rear garden faces South and so benefits from sun throughout the day. Currently the garden has an area of lawn, two large

vegetable patches and two hard standings for either a summerhouse or shed to be placed. A further area to the side currently has a wooden shed for storage and a further outhouse, attached to the house which is used for storage.

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

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From Wells take the B3139, St. Thomas Street, signposted to Bath. Continue along St. Thomas Street which turns into Bath Road, passing Budgens garage on the right. Take the third left into Churchill Road. The property can be found a little further along on the left.

REF:WELJAT11082025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: B

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

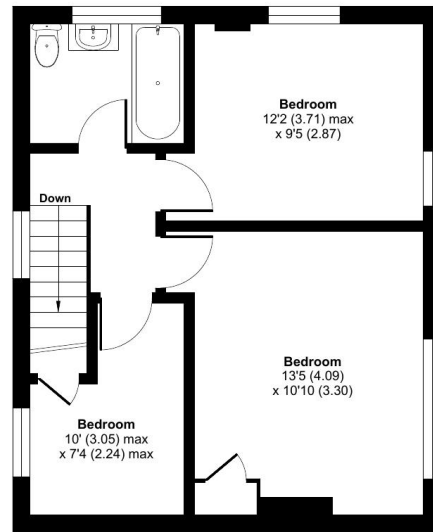
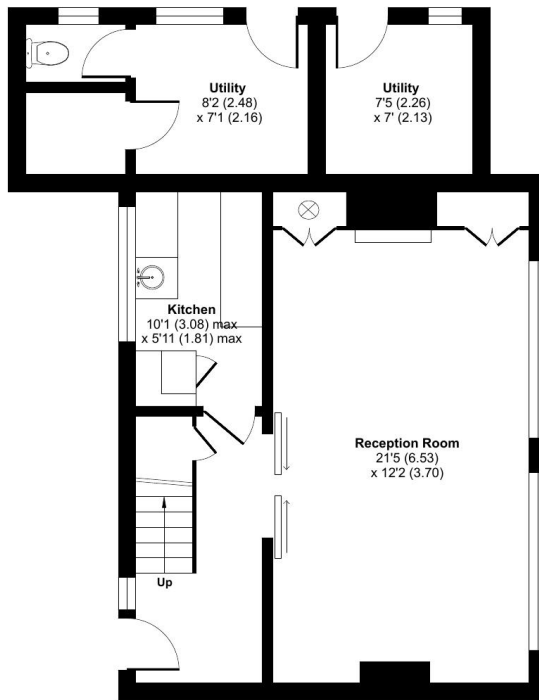
Churchill Road, Wells, BA5

Approximate Area = 864 sq ft / 80.2 sq m

Outbuildings = 145 sq ft / 13.4 sq m

Total = 1009 sq ft / 93.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Cooper and Tanner. REF: 1336406



WELLS OFFICE

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