



 2  1  1 EPC C

£295,000 Freehold

31 Ash Close
Wells
BA5 2QR

COOPER
AND
TANNER



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DESCRIPTION

An immaculate two bedroom property set within the ever desirable area of Ash Close with South-West facing gardens, garage and offered with no onward chain. The property would make for a perfect first time purchase or downsize home with it being conveniently located within close proximity to the Market Place and Cathedral Green.

Upon entering the property is an entrance hall with storage for shoes and coats along with a separate w/c with wash hand basin. The sitting room has an easterly aspect with space for comfy furniture and storage cupboard under the stairs. The spacious kitchen comprises a range of wall and base units, built-in appliances including a fridge/freezer, gas hob, double electric eye level oven, washing machine, space for a table to seat four people and French doors opening out to the private garden.

To the first floor are two double bedrooms and the shower room comprising a large shower, toilet, wash basin and storage. The principal bedroom benefits from a dual aspect to the front of the house whilst the second double bedroom has a lovely view overlooking the enclosed rear gardens.

OUTSIDE

The garden has been designed to be both pretty, yet low maintenance with an area of artificial lawn, an array of shrubs, bushes and flowers and a patio area, perfect for outside furniture. A pathway leads from the patio to the garage which provides additional storage, light, power and an 'up and over' door. A side gate also provides access into the garden.

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 the Wells Office, turn left and carry on along Priory Road, at the roundabout take the third exit onto Strawberry Way. At the first set of traffic lights go straight across. At the next set of traffic lights turn right into Portway. At the next set of traffic lights turn go straight across and then straight across the next set (with Waitrose on your right). Take the next left into Milton Lane. Then take the first right into Ash Close.

REF:WELJAT23072025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



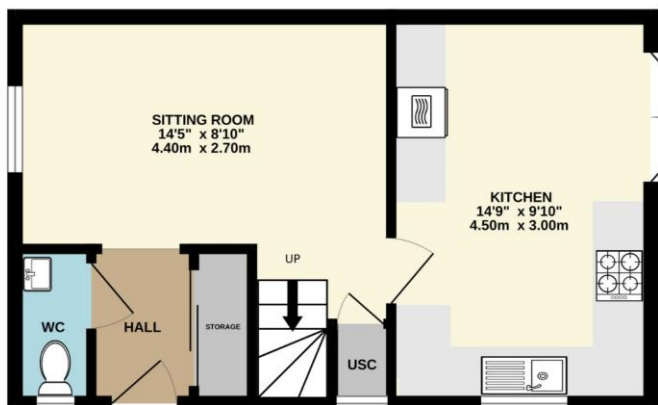
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells



TOTAL FLOOR AREA : 714 sq.ft. (66.4 sq.m.) approx.
 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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AND
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