



 3  1  2 EPC B

Freehold £369,950

3 Cedar Drive
Wells
BA5 2GU

COOPER
AND
TANNER



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DESCRIPTION

An immaculate three bedroom semi-detached home updated by the currently owners whilst also having a garage, parking and the remaining 3 years of the NHBC certificate.

Upon entering the property there is a spacious light entrance hall with space for shoes and coats along with a cloakroom with toilet and wash hand basin. The kitchen/breakfast room benefits from a lovely bay window to the front with space for a small table. The kitchen comprises a range of wall and base units with soft close, under counter lights, integrated double electric oven and gas hob along with washing machine, dishwasher and fridge freezer. A full height cupboard houses the combi-boiler. Oak flooring from the hallway leads through into the dual aspect sitting/dining room which benefits from a southerly aspect and has french doors opening out to the patio and gardens beyond. The spacious room has ample space for comfy seating and a dining table for eight to ten people along with a large storage cupboard under the stairs.

Stairs rise to the first floor landing providing access to all three bedrooms, the family bathroom and an airing cupboard for storage. The principal bedroom is a spacious room with views overlooking the gardens, a walk-in wardrobe and a beautifully finished ensuite shower room. Two further bedrooms look out to the front of the house overlooking grass and trees, one being a spacious double bedroom and the other being a good sized single with fitted storage. The bathroom comprises a bath with shower above, toilet, wash hand basin and heated towel rail.

OUTSIDE

To the side of the house is a driveway with electric car charging point and leading to the large single garage with up and over door, light, power and a side door into the garden. The garden has been designed to be low maintenance with it being mainly laid to lawn with a patio area access from the French doors,

perfect for outside dining and entertaining. The garden faces south so benefits from sun throughout the day and is fully enclosed with wooden fencing.

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.

DEVELOPMENT CHARGE

Currently £197.69 per annum - for maintenance of communal areas, landscaping and communal lighting within the development

VIEWING

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

DIRECTIONS

From central Wells take the Wookey Hole Road and continue for approx. 1 mile. Take the first left onto the Bishops Green development and into Penleigh Road and then first right into Cedar Drive.

REF:WELJAT02072024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

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

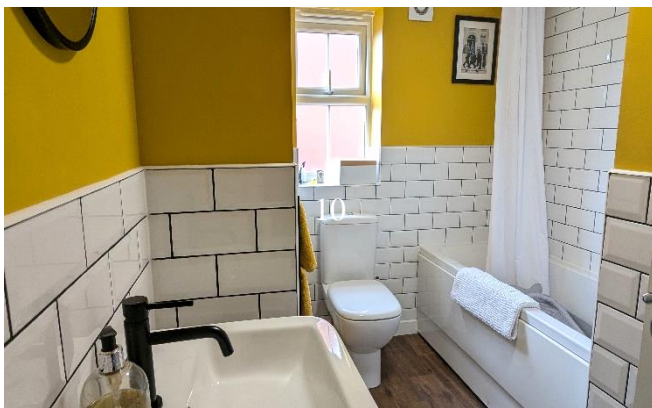


Nearest Schools

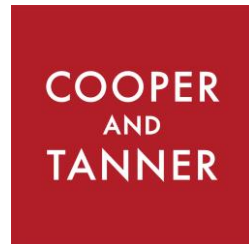
- Wells



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, doors 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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