



32 Ash Close, Wells, BA5 2QR

£600,000 Freehold

COOPER
AND
TANNER



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 4  1-2  2 EPC B

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DESCRIPTION

An immaculate four bedroom detached bungalow set within the ever-desirable area of Ash Close with enclosed gardens, double garage and offered with no onward chain. The property was built in 2017 and is conveniently located within close proximity to the Market Place, Wells Cathedral and High Street.

Upon entering the property is an entrance hall with storage for shoes and coats. The kitchen comprises a range of fitted units, double electric oven, gas hob, dishwasher, fridge/freezer and views over the pretty front garden. A utility area is adjacent to the kitchen with further storage, plumbing for white goods and a door opening into the double garage. The sitting/dining room is a wonderful room, facing East with views over the well-tended gardens and towards Stoberry Park in the distance. The room has ample space for comfortable furniture and a good-sized dining table along with French doors opening out to the gardens.

The principal bedroom is a good-sized double with fitted storage and ensuite shower room. A further double bedroom benefits from a dual aspect, another with lovely garden views and a fourth bedroom which could be either a guest double or large single with views overlooking the front gardens. The main bathroom comprises a bath with shower above, toilet, storage and wash basin.

OUTSIDE

The garden has been designed to be both pretty, yet low maintenance with an area of lawn enclosed by wooden fencing and an array of shrubs, bushes flower beds, fruit trees and hedging. A summer house provides a lovely area to enjoy the sunshine and offers views of the garden. Approaching the property is a driveway for two cars leading to a double garage with an electric door. The garage features light and power with the benefit of direct access into the property and also into the rear garden.









DEVELOPMENT CHARGE

Development Charge is currently (to be advised) per annum. This is for lighting and maintenance of communal area within the development.

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. Continue for approx 150m where the road forks. Take the right-hand fork and the property can be found a little further along on the right.

REF:WELJAT13012026

Local Information Wells

Local Council: Somerset Council

Council Tax Band: F

Heating: Gas central heating

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa & Bristol Temple Meads



Nearest Schools

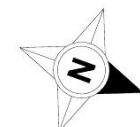
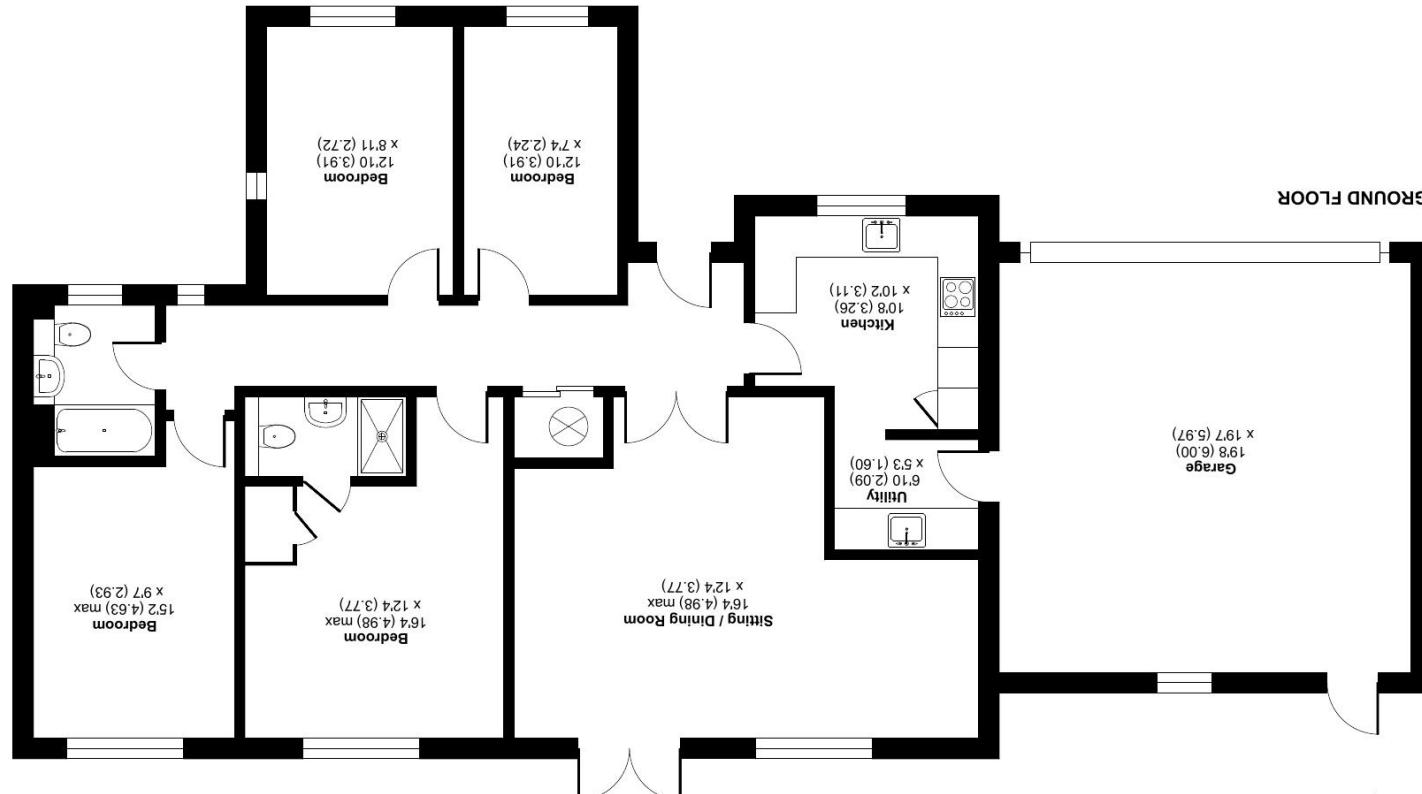
- Wells (primary and secondary)





Ash Close, Wells, BA5

Approximate Area = 1218 sq ft / 113.1 sq m
Garage = 386 sq ft / 35.8 sq m
Total = 1604 sq ft / 148.9 sq m
For identification only - Not to scale



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WELLS OFFICE



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