



 3  3  1 EPC C

£325,000 Freehold

11 Wolsey Close  
Wells  
BA5 2ET

**COOPER  
AND  
TANNER**



# 11 Wolsey Close

## Wells

### BA5 2ET

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### DESCRIPTION

A splendid three bedroom semi-detached home situated within a quiet cul de sac with garage, parking, gardens and offered with no onward chain.

Upon entering the house is an entrance porch and hall providing storage and access into the integral garage. The sitting room benefits from a sunny southerly aspect and a gas fire as the focal point. The dining room features ample space for a table to seat six to eight people along with sliding doors opening to the conservatory. The conservatory is a lovely sitting area with views overlooking and French doors opening out to the enclosed rear garden. The kitchen comprises a range of fitted units with soft close doors and drawers, an electric oven and hob, breakfast bar and views to the garden. Adjacent to the kitchen is a utility room with further storage, plumbing for white goods, the boiler and access out to the garden. From the utility room is a downstairs w/c and access into the rear of the single garage. The garage has an electric roller door, light and power with potential to convert subject to the necessary consents.

To the first floor are three bedrooms and the family bathroom which comprises a walk-in bath with shower above, separate corner shower enclosure, toilet, wash basin and heated towel rail. Two of the bedrooms are double in size with fitted wardrobes with one looking out over the front gardens and the other looking over the rear gardens. The third bedroom is a good sized single but could also be used as a home office, if desired.

### OUTSIDE

Approaching the property is a block paved driveway for one car leading to the single garage. The gardens to the front have been well-manicured with a wide variety of shrubs, bushes, flowers and trees. There is scope and potential to create additional parking, if desired.

To the rear of the house is the pretty garden with an abundance of flowers, shrubs, climbing plants and raised beds along with a summerhouse and gate to the rear providing additional access.

### 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 continue along Priory Road to the roundabout. At the roundabout take the second exit onto Glastonbury Road. Continue along Glastonbury Road for approx. 300 metres and then turn right into Jocelyn Drive. Then take the third right into Keward Avenue and follow the road for approx. 400m. Wolsey Close can be found on the left hand side, opposite the park. Take the turning into Wolsey Close and the property is the third on your right.

REF:WELJAT18022026

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** C

**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

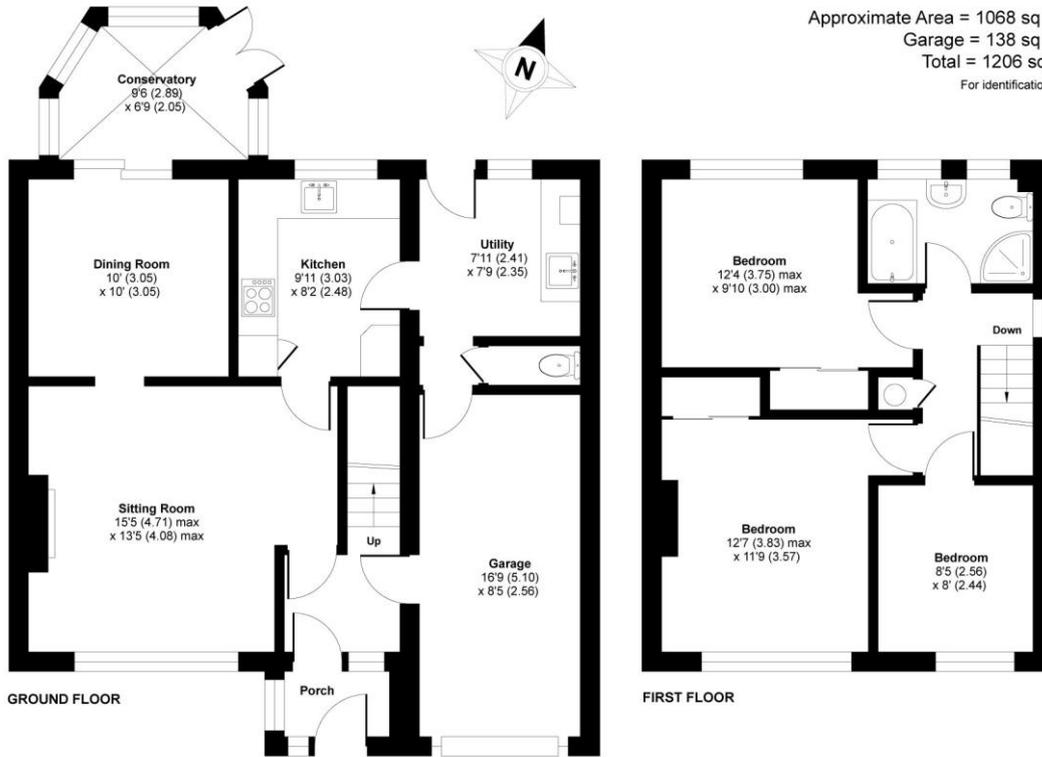
# Wolsey Close, Wells, BA5

Approximate Area = 1068 sq ft / 99.2 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 1206 sq ft / 112 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). © nrichcom 2026. Produced for Cooper and Tanner. REF: 1414711



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