



 4  3  2 EPC D Guide Price £425,000 Freehold

4 Hooper Avenue
Wells
BA5 3NA

COOPER
AND
TANNER



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DESCRIPTION

Situated on the desirable Bath side of Wells sits this extended four bedroom semi-detached family home offered with no onward chain. The property has been extended and modernised allowing versatile living space with South West facing gardens and Cathedral view.

The accommodation comprises an entrance hall leading through into a sitting room with an 'Aga' wood burner and view to the low maintenance front garden. The kitchen/dining room is a wonderful open plan space with views and sliding doors opening out to the garden and an abundance of natural light. The kitchen comprises a range of fitted units, eye level oven and grill, electric and gas hob and space for a dishwasher. The dining area can comfortably accommodate a table to seat 6 people. A further reception room can be accessed from the kitchen which could be used as a formal dining room or playroom if desired with direct access into the enclosed rear garden. To the front of the house is a store with a garage up and over door providing a utility room with plumbing for white good and storage for bikes etc.

To the first floor is a spacious principal bedroom and ensuite shower room with large walk-in shower, toilet, wash basin and airing cupboard. Two further double bedrooms can be accessed from the landing, one having a view to the front and the other having a wonderful view towards Wells Cathedral. A single bedroom, currently used as an office, is a good size with ample space for a single bed, chest of drawers and a wardrobe. The family bathroom features a bath with shower above, toilet and wash basin.

OUTSIDE

To the front of the property is parking for two to three cars with access to the storage room accessed either with the 'up and

over' door or a side pedestrian door. The rear gardens are mainly laid to lawn with borders of shrubs and bushes, a greenhouse, wooden shed and gravel area for outside furniture and entertaining.

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 - including Wells Cathedral 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 centre follow signs for B3139 towards the Horington's into St Thomas Street. Continue onto Bath Road, take the third turning on the right into Hooper Avenue where number 4 will be found shortly on the right.

REF:WELJAT25022025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

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

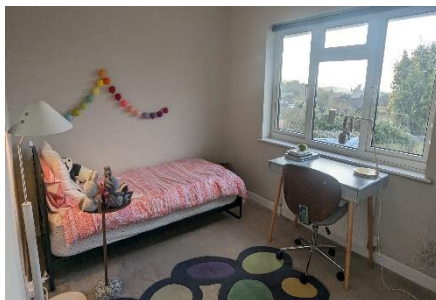


Nearest Schools

- Wells



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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