

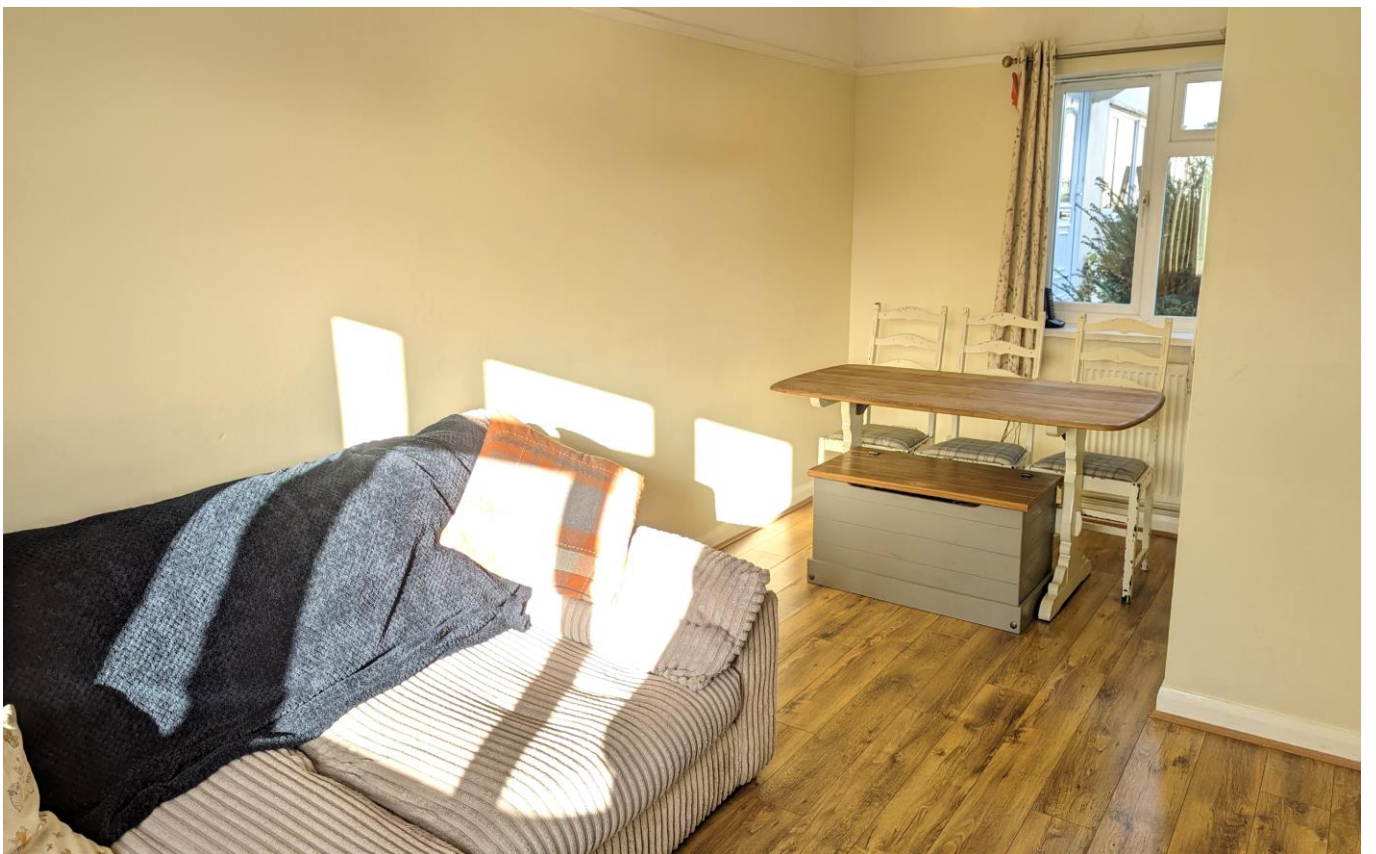


 3  1  1 EPC C

Freehold £249,950

16 Barley Close
Wells
BA5 2ED

**COOPER
AND
TANNER**



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DESCRIPTION

A splendid three bedroom end of terrace family home situated within close proximity of the city centre with a large south facing garden. The property would make a fantastic first-time purchase or investment property.

Upon entering the house is an entrance hall with storage beneath the stairs for shoes and coats. The kitchen comprises a range of fitted units, space for a dishwasher, washing machine and free-standing cooker along with a large larder cupboard and views out to the garden. A door from the kitchen opens out to the south facing patio and gardens beyond. The sitting/dining room is a lovely dual aspect room with an abundance of natural light and a chimney breast which could be opened up for a wood burner if desired and subject to the necessary consents. The room has ample space for comfy seating overlooking the garden along with space for a table for 4-6 people overlooking the front garden. On the ground floor is the bathroom featuring a bath with shower above, toilet, wash hand basin and heated towel rail.

To the first floor are the three bedrooms, the principal bedroom is a spacious double with fitted storage and a wonderful southerly garden view. The second bedroom is a double in size and also with a garden view. To the front of the house is a spacious single bedroom looking out over the front gardens.

OUTSIDE

The garden to the rear is mainly laid to lawn with hedging to the side, facing South it benefits from sun throughout the day. At the rear of the house is a patio area, perfect for outside furniture and entertaining. A secure storage shed can be found to the side of the house which is perfect for outside furniture and bikes etc. Within Barley Close is ample communal parking with a pathway leading to the front door.

A pathway at the rear and side of the house has a right of access for the neighbour to go into their garden.

LOCATION

The picturesque City of 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 third exit onto Strawberry Way (passing Lidl on your right). At the traffic lights turn left into Burcott Road and then first right into Barley Close. Follow the road round to the right until you are in the main part of the cul-de-sac and the property at the far end on the left hand side.

REF:WELJAT21112023

Local Information Wells

Local Council: Somerset Council

Council Tax Band: B

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



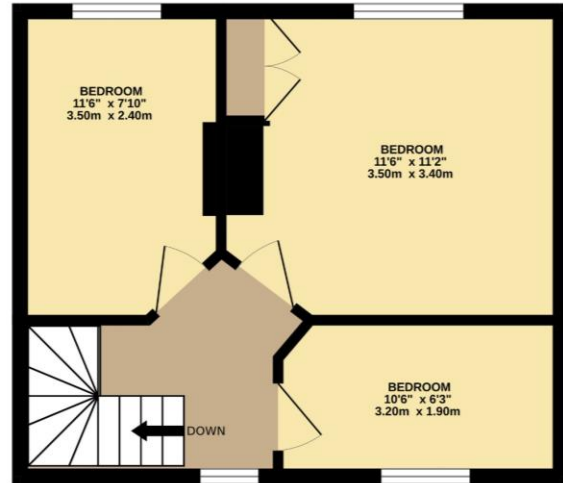
Nearest Schools

- Wells

GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.

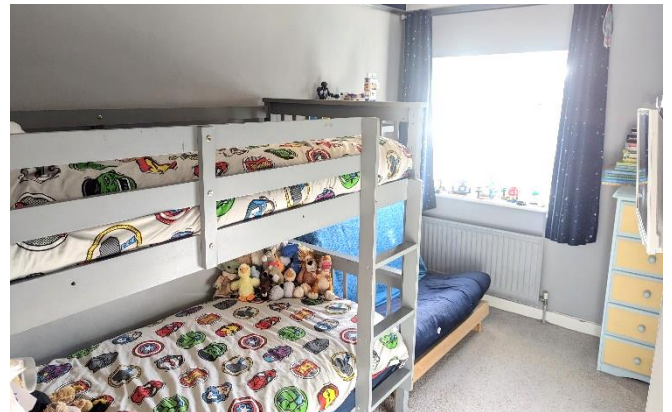


1ST FLOOR
341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.1 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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