



31 Millers Gardens, Wells, BA5 2TW

£395,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

Set in a quiet cul-de-sac just a short stroll from the Cathedral, historic centre and High Street, is this deceptively spacious semi-detached bungalow. This well-presented property benefits from two double bedrooms, kitchen/dining room, sitting room with door to the garden, shower room, detached garage, beautiful gardens and off-road parking. Offered with NO ONWARD CHAIN.

Upon entering is a good size 'L' shaped entrance hall leading to all rooms and a large cupboard with space for storage and plumbing for a washing machine. The bright and spacious sitting room has a large picture window overlooking the gardens with a glazed door opening to steps leading down to the patio and gardens beyond. There is plenty of space for comfortable furniture and an arched stone fireplace with inset gas fire makes an attractive focal point. The kitchen dining room is again a good size and naturally divides to offer a dining area with window to the side and space to seat six to eight people along with a well-appointed kitchen. The kitchen, with window to the front, has a range of wall and base cabinets with ivory country style doors, integrated eye level oven, ceramic hob and space for both a fridge freezer and

dishwasher. A door opens out to the drive at the side of the property.

The generously proportioned principal bedroom has a built-in wardrobe and a large picture window offering views over the attractive gardens. The second bedroom is double in size and features two built-in wardrobes and a window to the front. The shower room comprises; a corner shower enclosure, WC and wash basin.

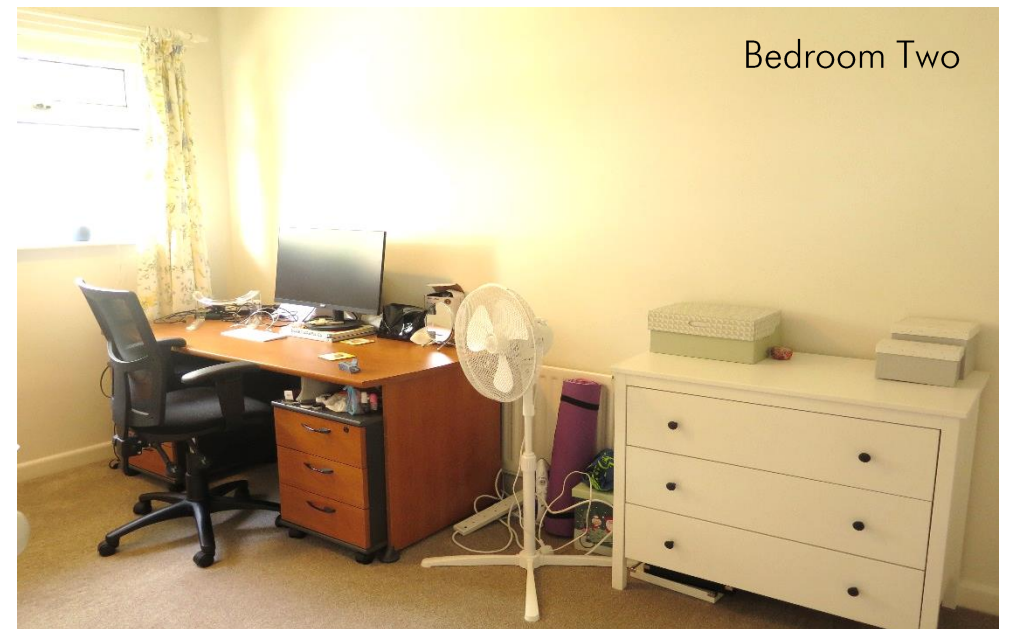
OUTSIDE

Approaching the property is a driveway with parking for two cars. A fence, with pedestrian gate, currently runs across the rear of the drive separating the drive from the detached single garage - this could be removed, if desired, to gain access to the garage and a further off-road parking space. To the front of the property is a low maintenance gravelled area with borders of mature trees, shrubs and planting.

The generous rear garden is well-maintained and features a paved patio with space for outdoor seating and entertaining. Adjacent to the patio is a gravelled area with pond and attractive planting. From here,









OUTSIDE (continued)

the garden is mainly laid to lawn with borders of shrubs, climbing plants and mature trees. To one side is a summerhouse, offering an additional place to sit and enjoy the garden. At the bottom of the garden, an arch leads through to a shady area where there is a view of Wells Cathedral. The detached single garage has an 'up and over' door to the front and a pedestrian door to the side.

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 central Wells take the B3139 (St. Thomas Street) signposted to Bath. Continue up St. Thomas Street and take the first left into North Road. Continue for approximately 200m and take the second left into Millers Gardens. The property can be found on the left.

REF:WELJAT03092024



Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas fired central heating

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

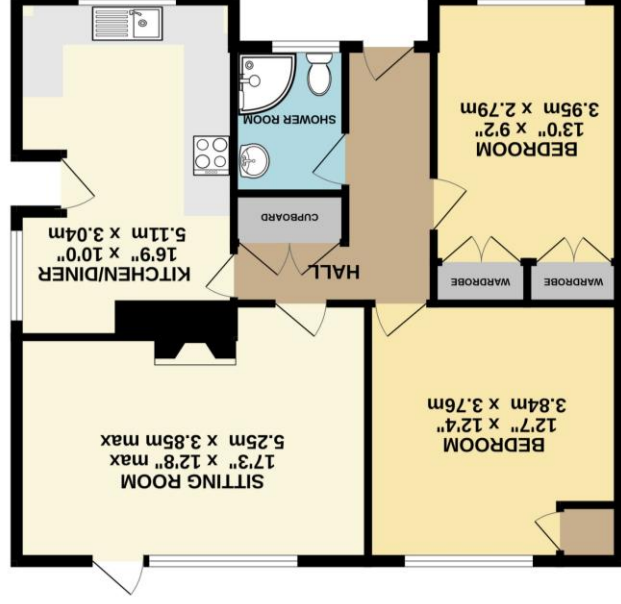


Nearest Schools

- Wells (primary & secondary)

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WELLS OFFICE
telephone 01749 676524
19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk



GROUND FLOOR
936 sq.ft. (87.0 sq.m.) approx.



TOTAL FLOOR AREA: 936 sq.ft. (87.0 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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