



 3  1  2 EPC B

£440,000 Freehold

2 Deers Leap Drive
Wells
BA5 2NB

**COOPER
AND
TANNER**



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DESCRIPTION

An exceptional three bedroom detached family home with south facing walled garden, garage, parking and beautiful countryside views. The property has been enhanced by the current owners who have upgraded and improved both the interior and re-designed the garden to make it a fantastic area to entertain.

Upon entering the house is a light and large entrance hall with ample space for shoes and coats along with a downstairs cloakroom with toilet and wash hand basin. The kitchen/dining room has a marvellous southerly aspect with French doors opening out to the patio and gardens beyond. Within the kitchen are an array of fitted units, electric oven, gas hob, built in fridge/freezer, dishwasher and breakfast bar for additional worksurface space. The dining area has views over the garden and can comfortably accommodate a table for four to six people. From the kitchen is a utility room with plumbing for white goods, additional storage and a door leading out to the garden. The sitting room is a splendid room benefitting from a triple aspect allowing an abundance of natural light. The spacious room has ample space for sofas, a bay window to the front and a large under stairs storage cupboard.

To the first floor are three bedrooms and the main family bathroom. The principal bedroom features a triple aspect, gorgeous countryside views, fitted wardrobes and an ensuite shower room. The second double bedroom also has the benefit of a fitted wardrobe and the third bedroom is a large single bedroom or small double, ideal for guests. The main bathroom comprises; a bath with shower above, toilet and wash hand basin.

OUTSIDE

The south facing walled garden to the rear has been landscaped to create a wonderful entertaining space with a patio for outside furniture. Raised beds feature an abundance of shrubs, bushes and

flowers with bespoke lighting for the evenings. A wooden shed provides additional storage and a gate provides access to the garage at the rear and parking area for two cars.

LOCATION

The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself 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

DIRECTIONS

From central Wells take the Wookey Hole Road and continue for approx. 1 mile. Turn left onto the Bishops Green development and into Woolcombe Road, follow the road past the green and turn left and left again. The property can be found a little further along on the right hand corner.

AGENT'S NOTE

There will be a development charge payable in the future, for maintenance of communal areas within the development. This will be implemented once the development is finished (no figures have been given by the developer as yet).

REF:WELJAT08012025

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: E

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

- Westbury sub Mendip & Wells

GROUND FLOOR



1ST FLOOR



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



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