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 EPC B

Freehold £435,000

8 Wood Close  
 Wells  
 BA5 2GA

COOPER  
 AND  
 TANNER





# 8 Wood Close Wells BA5 2GA

 4  2  1 EPC B

## £435,000 Freehold

### DESCRIPTION

A spacious four bedroom semi-detached home set in a quiet cul-de-sac location with views towards the Mendip Hills. The property is well-presented throughout, has been upgraded by the current owners, with new kitchen and bathrooms, and benefits from solar panels, plenty of off-road parking and an enclosed rear garden. The property is offered with NO ONWARD CHAIN.

Upon entering the property is an entrance porch with an opening to the converted garage, a versatile space ideal to use as a home office, business space, as a downstairs bedroom or playroom. The spacious sitting room, with wood effect flooring, is situated to the front of the property and offers plenty of space for comfortable seating and features an electric fire as the main focal point. Running the width of the property is the well-appointed kitchen/dining room. The kitchen, with taupe gloss effect units and sparkly quartz effect worktops, comprises a range of fitted units with an integrated electric oven and induction hob, along with space and plumbing for a washing machine and space for a fridge. An island offers extra workspace, additional storage and breakfast bar with space stools. The utility room offers plenty of extra storage, space and plumbing for a washing machine and space for an under-counter freezer. Adjacent is a downstairs cloakroom with WC, wash hand basin and a useful storage cupboard. From the dining area, sliding doors lead to the conservatory, again running the full width of the house, and makes the perfect room to have as an extra reception room or dedicated dining room and is the perfect to sit and enjoy views over the garden to the Mendip Hills in the distance.

Stairs rise to the first floor landing which leads to all four bedrooms and the family bathroom. The well-appointed, fully tiled bathroom comprises; a bath with shower overhead, toilet and vanity wash basin. The principal bedroom is a generous double looking out to the front of the house with a wall of fitted mirrored wardrobes along with a private shower cubicle. Again situated to the front of the property, is a small double bedroom with built-in wardrobes and a view to the front. A further double and single bedroom look out to

the rear gardens and Mendip hills beyond, both benefitting from fitted wardrobes.

### OUTSIDE

To the front of the property has a south aspect with solar panels, a tarmac driveway with space to park six vehicles and a side pedestrian gate leading to the rear. The enclosed rear garden has a paved patio area, ideal for outside furniture and entertaining. Steps lead down to an area of lawn and a paved ramp leads to a good size wooden shed which benefits from light and power and is a great space for garden equipment and storage.

### 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

Proceed out of Wells on the A371 signposted Cheddar onto the Portway. Take the Second right into Charter Way. Proceed along Charter Way and take the first left into Wood Close. The property can be found a little further along on the left.

REF:WELJAT06092024

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** D

**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

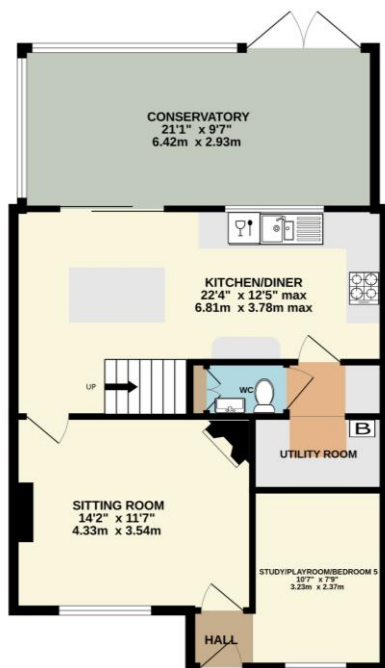


#### Nearest Schools

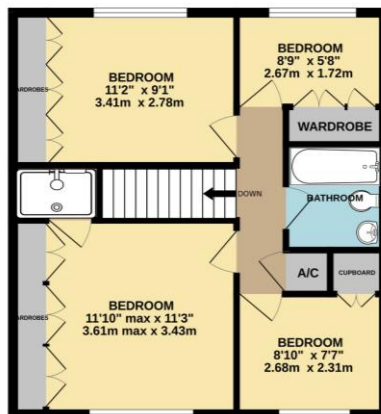
- Wells



GROUND FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



1ST FLOOR  
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 1290 sq.ft. (119.9 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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