



 2
  1
  1
 EPC C

£220,000 Freehold

16 Clares Road
 Wells
 BA5 1FJ

**COOPER
 AND
 TANNER**



16 Clares Road Wells BA5 1FJ

 2  1  1 EPC C

£220,000 Freehold

DESCRIPTION

A well located two bedroom coach house property, set within a quiet cul de sac, and benefitting from large open plan living accommodation, garage and parking.

Upon entering the property is an entrance hall with stairs leading to the light and airy first floor landing with storage cupboards. The sitting/dining room is a light and bright room with ample space for comfortable seating and a large dining table. The kitchen features a range of units, electric oven, gas hob, space for a washing machine and space for a fridge.

The main bedroom is a spacious double with ample room for wardrobes. The second bedroom is a good sized single with storage cupboard. The bathroom comprises a bath with shower above, toilet and wash hand basin.

OUTSIDE

The property has a garage beneath with an 'up and over' door, light and power along with a storage cupboard beneath the stairs and a parking space in front.

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.

DEVELOPMENT CHARGE

Circa. £500 per annum to cover maintenance and lighting of communal areas within the development

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From the Wells office, continue along Priory Road to the roundabout. Take the first exit onto the A371 East Somerset Way' continue straight on through the traffic lights, passing Morrisons on the left. Take the next left into Thompson Road and then second left into Clares Road. The property can be found on the right hand side.

REF:WELJAT008092025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

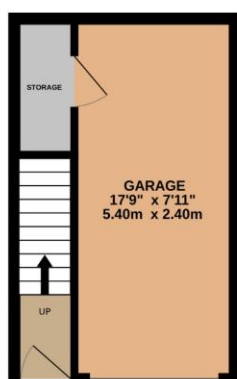
- Castle Cary
- Bath Spa
- Bristol Temple meads



Nearest Schools

- Wells

GROUND FLOOR
192 sq.ft. (17.8 sq.m.) approx.

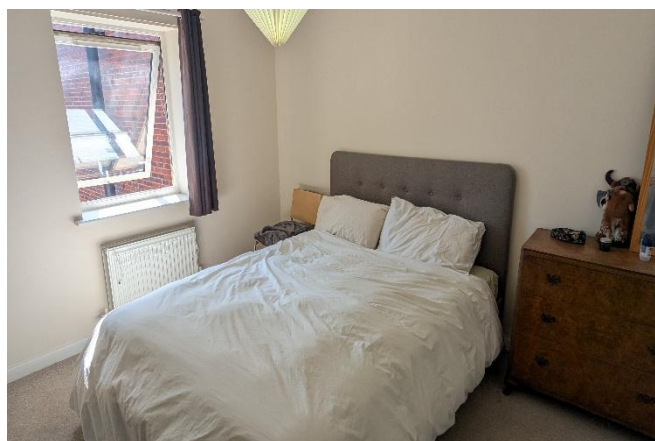


1ST FLOOR
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA: 858 sq.ft. (79.7 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.
Made with Metropix ©2025



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

COOPER
AND
TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

