



 4  2  2 EPC C

Freehold  
Guide Price £390,000

39 Wheeler Grove  
Wells  
BA5 2GB

COOPER  
AND  
TANNER





# 39 Wheeler Grove

## Wells

### BA5 2GB

 4  2  2 EPC C

£390,000 Freehold

#### DESCRIPTION

A splendid four bedroom semi-detached family home with South-West facing gardens and situated within a quiet residential area on the west side of Wells. The property has recently been extended and improved by the current owner with a newly fitted kitchen, downstairs shower room and garage conversion which could be used as an extra bedroom, reception room, home office or playroom.

Upon entering the house is an entrance hall with space for shoes and coats then opening into the sitting room. The sitting room is well-proportioned room looking out to the front of the house and offering plenty of space for comfortable seating. The open plan kitchen/dining room runs the width of the house with ample space for a table to seat eight to ten people along with comfy seating and benefitting from a lovely view overlooking the enclosed rear gardens. The kitchen comprises a range of fitted units, integrated fridge/freezer, washing machine, electric oven, hob, microwave and a large understairs cupboard which could be converted into a larder cupboard, if desired. From the kitchen is an inner hall providing access either to the side of the house, the second reception/playroom/extra bedroom and the downstairs shower room which features a large shower, toilet, wash hand basin and heated towel rail.

Stairs rise to the first floor landing which leads to all four bedrooms and the large shower room. The well-appointed shower room comprises; a corner shower enclosure, toilet, wash basin, heated towel rail and space for a bath to be fitted, if desired. The principal bedroom is a spacious double looking out to the front of the house with a whole wall of fitted wardrobes. A further double bedroom and single bedroom look out to the beautifully tended rear gardens. The fourth bedroom is a good sized single or small double which looks out to the front of the house and could also make for a wonderful home study, if desired.

#### OUTSIDE

The gardens face South-West benefitting from a sunny aspect for most of the day. A large patio provides ample space for outside furniture, dining and entertaining with views overlooking the lawn and raised beds, made from railway sleepers, and filled with an abundance of shrubs and flowers. Within the garden is a hard standing ready for a summer house and a wooden shed which provides great storage. To the front of the house is a driveway offering ample parking for three 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.

#### 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 second left into Wheeler Grove, the property can be found directly in front of you, as the road splits.

REF:WELJAT07082024

#### 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

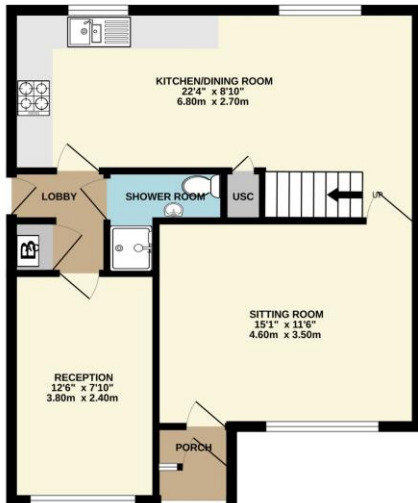


#### Nearest Schools

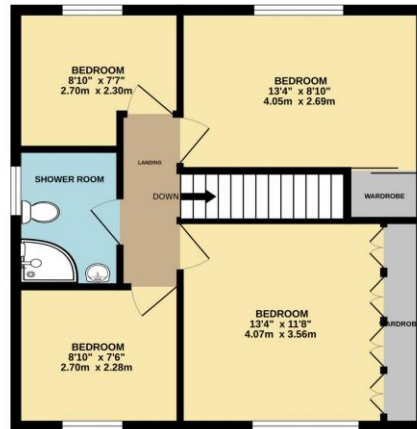
- Wells



GROUND FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR  
511 sq.ft. (47.5 sq.m.) approx.

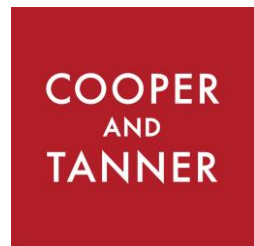


TOTAL FLOOR AREA : 1072 sq.ft. (99.6 sq.m.) approx.

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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WELLS OFFICE  
telephone 01749 676524  
19 Broad Street, Wells, Somerset BA5 2DJ  
[wells@cooperandtanner.co.uk](mailto:wells@cooperandtanner.co.uk)



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