



 4-5  1-2  3 EPC C

£375,000 Freehold

3 Deans Place  
Wells  
BA5 2SA

**COOPER  
AND  
TANNER**



# 3 Deans Place Wells BA5 2SA

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## £375,000 Freehold

### DESCRIPTION

A substantial four/five bedroom town house situated within the centre of Wells with private south facing garden and parking. The property is presented in good order throughout, currently used as a successful House of Multiple Occupancy but could also make a wonderful home.

Upon entering the property is a spacious entrance hall with under stairs storage and downstairs cloakroom with toilet and wash hand basin. The kitchen comprises a range of wall and base units along with integrated electric hob, cooker and plate warming drawer. Also in the kitchen is a pull-out larder style cupboard, space for a slimline dishwasher and access to a separate utility room with an array of storage and plumbing for white goods. Double doors from the kitchen open into the dining room/sitting room, currently used as a formal dining area whilst also having ample space for sofas. This room benefits from a sunny southerly aspect and French doors opening onto the garden.

Stairs rise to the first floor which comprises either a sitting room/large double bedroom which runs the width of the house and features ornate cornicing and dado rail. The principal bedroom is situated on the first floor and comprises a range of built-in wardrobes and an ensuite shower room with large shower, toilet, wash hand basin, heated towel rail and storage.

On the second floor are two further double bedrooms, both an excellent size and having built-in wardrobes with the larger having a dual aspect and bay window looking out towards the Cathedral. The family bathroom comprises a bath with shower above, toilet, wash hand basin and heated towel rail.

The third floor features the fourth/fifth double bedroom with the benefit of a walk-in wet room featuring a shower, toilet and wash hand basin.

### OUTSIDE

To the front of the property is a paved patio, perfect for outside furniture and entertaining. The parking area can accommodate two small cars in tandem.

### VIEWING

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

### DIRECTIONS

By car – From our offices in Broad Street turn right into Queen Street. At the end of the road turn left into the bottom of the High St and follow the road round to the right into Priest Row. At the end of the road turn left (no right turn) and then go all the way round the mini roundabout back into Chamberlain Street. Continue for 100m and then turn right into Union Street Car Park. The entrance to Deans Place can be found in the left hand corner of the car park. Parking is available in Deans Place.

On foot – From our offices in Broad Street turn right and walk up to the High Street. Cross on the zebra crossing and continue straight ahead into Union Street passing the library on your left. Immediately after the library is an arch leading to a footpath. Follow the footpath into the car park and then take a left into Deans Place. The property is the first on the right.

REF:WELJAT26012024

#### Local Information Wells

**Local Council:** Mendip District Council

**Council Tax Band:** F

**Heating:** Gas central heating

**Services:** Mains drainage, water, gas & electricity

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

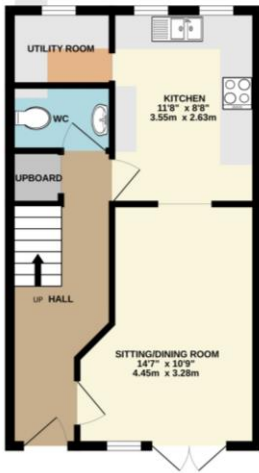
- Castle Cary
- Bath Spa
- Bristol Temple Meads



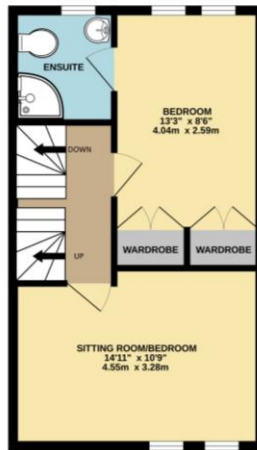
#### Nearest Schools

- Wells

GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD 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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