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£390,000 Freehold

20 Rowdens Road
Wells
BA5 1TU

COOPER
AND
TANNER



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DESCRIPTION

Situated within a short, level walk of the city centre, this spacious four-bedroom period terraced home has been thoughtfully extended to create a superb open-plan kitchen/dining/family space along with a separate sitting room. The property benefits from a south-facing garden and off-road parking, making it an ideal family home.

The ground floor accommodation comprises a bright and welcoming sitting room to the front, featuring a square bay window overlooking the front garden, allowing natural light to flood the space. To the rear, the property has been extended to provide an open-plan kitchen/dining/family room, forming the true heart of the home. This versatile space enjoys an abundance of natural light and is finished with oak flooring throughout. The seating area offers a cosy space with a wood-burning stove as its focal point, along with useful understairs storage. The kitchen is fitted with a range of cream gloss units topped with wooden worktops, and benefits from an integrated undercounter fridge and dishwasher, along with space for a range cooker. The dining area, enhanced by two Velux windows above, comfortably accommodates a table for eight to ten people, making it ideal for entertaining. To the rear, a useful utility room and a modern shower room are accessed, the latter comprising a large shower cubicle, WC, wash basin and heated towel radiator. A glazed door from the dining area leads out to a fenced rear section currently used for storage, with a gate providing access to the driveway beyond.

To the first floor are three well-proportioned bedrooms and the family bathroom. Two of the bedrooms are generous doubles, with one positioned to the front enjoying a pleasant southerly aspect over the garden, while the second double overlooks the rear. The third bedroom, also to the rear, is a spacious single or small double and is currently arranged as a home office with a desk and single bed. The family bathroom comprises a 'P' shaped bath with shower over, WC, wash basin and a heated towel radiator. Stairs rise to the second floor, where a further

double bedroom can be found. This well-sized room benefits from a Velux window, allowing for plenty of natural light, along with useful eaves storage.

OUTSIDE

To the front of the property is the main garden, facing south it benefits from all day long sunshine. The garden is mainly laid to lawn but has a divided patio area ideal for outside furniture for entertaining. At the rear is a fenced storage area and a gate leading to the driveway with parking for two cars.

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

From the Wells office, continue along Priory Road to the roundabout. Take the first exit onto the East Somerset Way (A371). Take the first right into Rowdens Road and then the second right into the main part of Rowdens Road. Number 20 can be found on the right hand side.

REF:WELJAT18032026

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



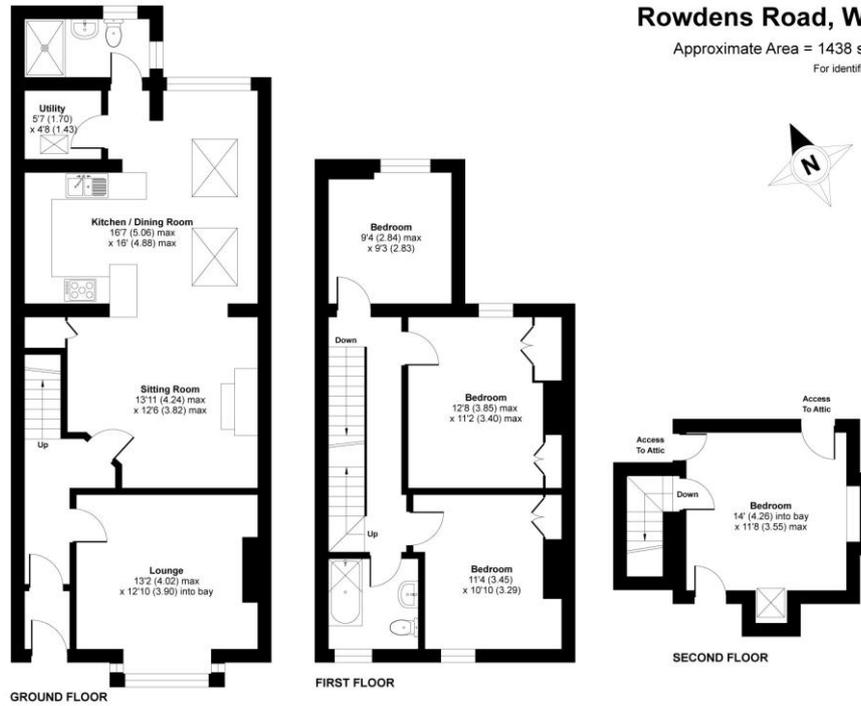
Nearest Schools

- Wells (primary and secondary)

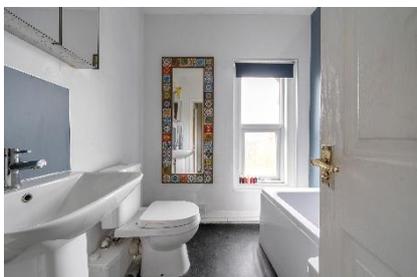
Rowdens Road, Wells, BA5

Approximate Area = 1438 sq ft / 133.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2026. Produced for Cooper and Tanner. REF: 1383409



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