



 3  2  1 EPC D

£499,950 Freehold

4 Hillside Close
Wells
BA5 2NA

**COOPER
AND
TANNER**



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DESCRIPTION

A spacious three double bedroom detached bungalow set within a desirable and quiet cul-de-sac with outstanding countryside views over open fields. The property is presented in good order throughout whilst still offering scope for a new owner to place their mark.

Upon entering the bungalow is a spacious entrance hall with storage for shoes and coats. The kitchen comprises a range of fitted units with an electric double oven, gas hob, space for a dishwasher and a wonderful view looking out over the gardens and fields beyond. There is space in the kitchen for a small bistro table for two whilst also being adjacent to the dining room, a spacious room with space for a table to accommodate six to eight people. Accessed from the kitchen is the conservatory, currently used as a utility room/storage room but could equally be used as a further reception room or sitting and dining whilst looking out to the gardens. The sitting room also has a wonderful view over open fields with it having a dual south-west aspect and benefitting from beautiful sunsets. The room has ample space for furniture and features a gas fire as the focal point.

From the main hall are the three double bedrooms, all of which look out over the front gardens with one having fitted storage and another having an ensuite w/c with toilet and wash hand basin. The main shower room features a large walk-in shower, toilet and wash hand basin.

OUTSIDE

The gardens wrap around the side and rear of the property benefitting from sunshine throughout the day. An area of the garden features vegetable patches along with mature shrubs, fruit trees, flower beds, established rose bushes along with a pergola and trellis with climbing plants. With the garden are various areas, perfect for seating and dining whilst marvelling in the wonderful

views towards Glastonbury Tor and open fields. A wooden shed provides storage and a greenhouse gives a fruitful area for growing vegetables. Parking can be had at the front of the property with a single garage for additional parking and storage if desired.

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

From the centre of Wells follow signs for Wookey Hole into Wookey Hole Road. After approx. 300 metres take the first turning right into Kennion Road. At the top of Kennion road turn right onto Ash Lane, continue for approx. 150 metres and take the next left into Fir Tor Avenue. Once in Fir Tor Avenue take the first right into Orchard Lea and then first left into Hillside Close. The property can be found a little further along on the left.

REF:WELJAT12122022

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: E

Heating: Gas central heating

Services: Mains drainage, water, Gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

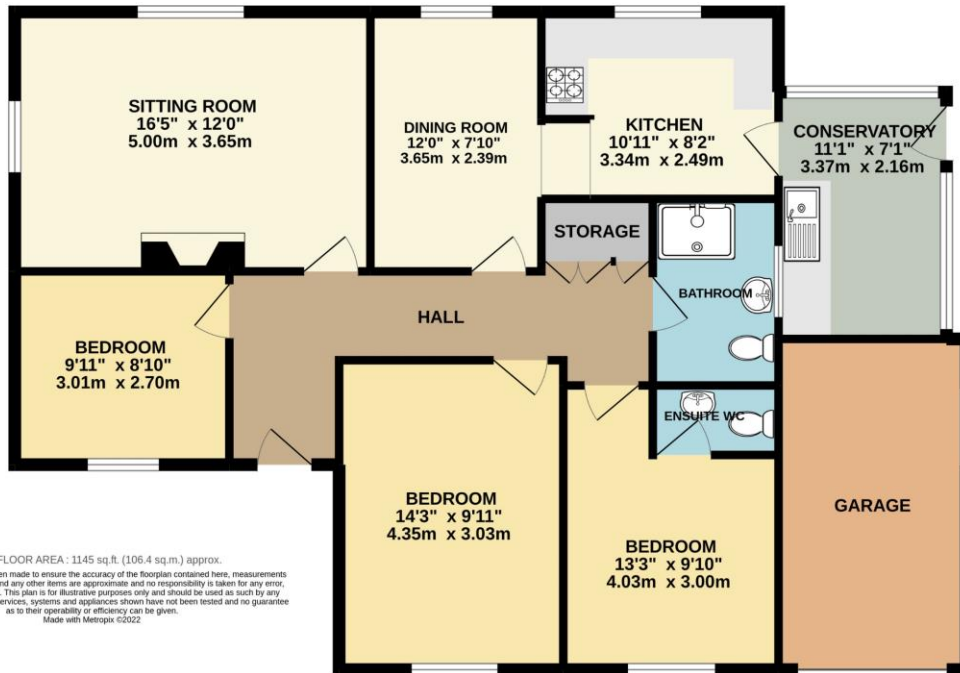
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

GROUND FLOOR
1145 sq.ft. (106.4 sq.m.) approx.



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AND
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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.

