



 3-4  1-2  2 EPC B

Offers in Excess of
£350,000 Freehold

40 Woolcombe Road
Wells
BA5 2GZ

**COOPER
AND
TANNER**



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DESCRIPTION

Set on the popular Priory Fields Development on the North-Western fringes of the city is this spacious end of terrace town house with enclosed rear garden, garage and parking. This recently completed property offers versatile accommodation over three floors, has all carpets and flooring newly fitted and is presented in 'turn key' condition.

Upon entering the property is a good size entrance hall with grey vinyl flooring and plenty of space for coats and shoes. Leading off the hall is the downstairs cloakroom/utility room with WC, wash hand basin, grey vinyl flooring and window to the front. To one side, is the wall-mounted 'Ideal' combi-boiler, cupboards with ivory doors along with space and plumbing for a washing machine, topped with laminate worktops. Running the width of the house is the open plan kitchen/dining/family room with French doors leading out to the garden, grey vinyl flooring and a generous under-stairs cupboard ideal for day to day storage. The kitchen has both lower and upper cupboards with ivory soft close doors and drawers, all topped with laminate worktops. There is an integrated Indesit electric oven, Indesit gas hob, Indesit extractor hood along with space for both a fridge freezer and a dishwasher. The 'U' shaped kitchen is well-designed and naturally divides the kitchen from the dining and seating areas. The dining area can comfortably accommodate a table to seat six to eight people. The sitting area offers plenty of space for comfortable seating. From the hall, stairs rise to the first floor which comprises; sitting room/bedroom four, family bathroom and bedroom three. The Sitting room which could also be used as a bedroom if required, is a bright and well-proportioned room with grey carpets and two windows overlooking the garden. The family bathroom comprises, a bath with shower attachment, wc and wash basin and has white and grey marble patterned tiles. Bedroom three with a front aspect, is a generous single or cosy double and could also be used a study if required.

From the generous landing stairs lead up to the second floor landing where a useful full height cupboard can be found. The principal bedroom is a generous size with a large window overlooking the rear garden, grey carpets and ensuite shower room. The shower room comprises; a large walk-in shower with grey and white marble

patterned tiles, WC and wash basin. Bedroom two is again a good size double with two windows to the front, allowing plenty of natural light.

OUTSIDE

To the front of the property is a path leading to the front door, with borders of shrubs with bark mulch for ease of maintenance. To the rear is a fully enclosed garden, mainly laid to lawn with a patio and a path leading to a pedestrian door at the rear of the garage. A pedestrian gate, to the side, leads out to a footpath at the side. The single garage has an 'up and over' door, pedestrian door to the rear and additional parking in front.

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 central Wells take the Wookey Hole Road and continue for approx. 1 mile. Take the turning on the left onto Woolcombe Road. Follow the road for approx. 300m where it bears round to the right. When the road splits, turn left and the property can be found a little further along on the right.

REF:WELJAT211022

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: E

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



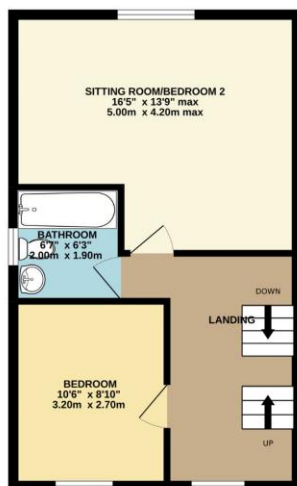
Nearest Schools

- Wells

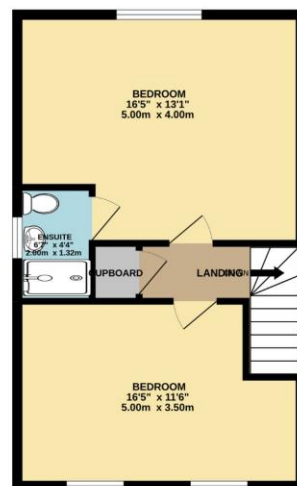
GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



2ND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1337 sq.ft. (124.2 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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More images to follow

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