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£325,000 Freehold

4 West Street
Wells
BA5 2HQ





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Description

A spacious 1930's three bedroom mid terraced family home, owned by the current vendors for the last fifty seven years. The property is well-presented throughout, just a short, level walk to the city centre and has the benefit of a detached garage and off street parking. Offered with No Onward Chain.

Upon entering the property is a bright and welcoming entrance hall with laminate flooring and useful under stairs store cupboard. The vendor currently has a study area in the hallway. Off the hall is the sitting room which has a large square bay window which floods the room with natural light, an inset gas fire and built in shelving and cupboard to each side of the fireplace. Again leading from the hall is a large dining room with built in storage and a window overlooking the rear garden. The kitchen has a range of units, plumbing for a washing machine and dishwasher and space for a cooker, to the far end of the kitchen is a pantry with shelving and space for further white goods. A door leads from the kitchen directly to the garden and patio area.

To the first floor are three bedrooms and a family bathroom. The biggest of the three bedrooms is to the rear of the property and overlooks the rear garden, with Sharps fitted wardrobes and furniture including built-in bedside tables, shelving and 'over bed' storage. The second bedroom a small double or generous single again has the benefit of built in storage, currently housing the combi-boiler, and overlooks the front garden. The third bedroom, again with a front aspect, is a generous single with built-in storage and desk area. The family bathroom was fitted approximately three and half years ago and comprises a 'P' shaped bath with electric shower overhead, wash hand basin with storage beneath and WC.

To the front of the property, accessed through a wrought iron gate, is a walled garden which is mainly laid to lawn with borders of mature shrubs and planting. A block paved path leads to the front door. To the rear of the property, accessed from kitchen, is an

enclosed garden with large patio area and an area of lawn with mature planting around. To one side is a wooden shed/workshop with a workbench. A path leads to the parking area, offering parking for one car, and a detached single garage with 'up and over' door, pedestrian door, light and power. To the rear of the property, giving access to the garage and parking area is an unadopted lane which the property has an easement over. The lane can be accessed from both ends, one on Priory Road (just after Homechime House) and the other via a gate in Webbs Close.

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 is strictly by appointment with Cooper and Tanner. Tel: 01749 676524

Directions: From the Wells office continue from Broad Street into Priory Road. At the junction turn left, still Priory Road, and take the next right into West Street. The property is a little further along on the right. For the purposes of viewing please park in Webbs Close which is just past the property and to the right.

REF:WELJAT21042023

Local Information Wells

Local Council: Mendip

Council Tax Band: C

Heating: Gas central heating

Services: mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



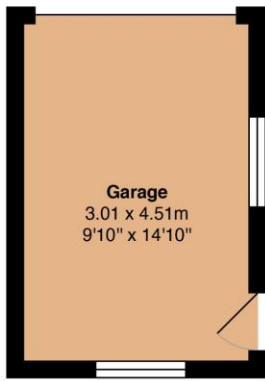
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

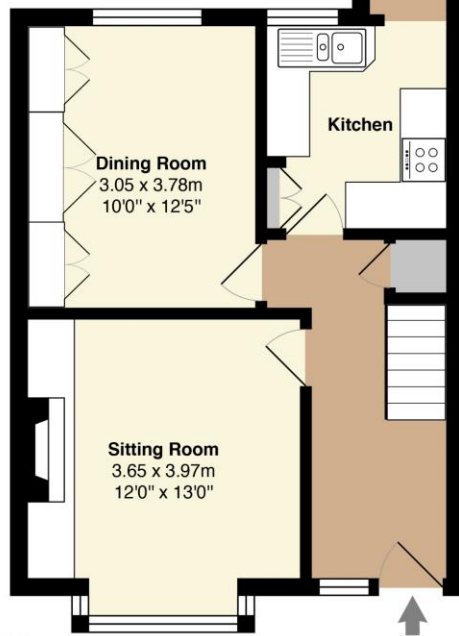


Nearest Schools

- Wells



(location not correct to main building)

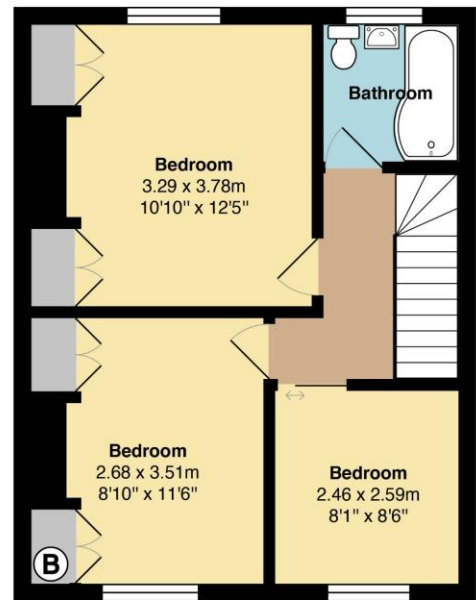


Ground Floor
Area: 48.1 m² ... 518 ft²

4 West Street, Wells



Approximate gross internal floor area - 90.7 m² / 976 ft²
(excluding Outbuildings)



First Floor
Area: 42.6 m² ... 458 ft²

Whilst every attempt has been made to ensure the accuracy of this floor plan, 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. All room measurements are maximum dimensions.

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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.

