



 2  1  1 EPC C

£225,000 Freehold

6 Stiles Court
Wells
BA5 2FX

COOPER
AND
TANNER



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Guide Price £225,000 Freehold

DESCRIPTION

A deceptively spacious two bedroom bungalow set within a quiet cul de sac and offered with no onward chain. The property benefits from and comprises; sitting room, kitchen/diner, two bedrooms, shower room, storeroom/utility, parking and low maintenance fully enclosed garden.

Upon entering the property is a generous 'L' shaped entrance hall with built-in cupboard and giving access to all rooms. The cupboard, is ideal for coats, shoes and day to day storage and houses the recently fitted gas combi-boiler. The kitchen comprises of a range of red gloss wall and base units with doors and drawers, two windows with a front aspect, an eye level electric oven, gas hob along with space for fridge/freezer and a dining table to seat two to four people. The bright and spacious sitting room benefits from plenty of space for comfortable seating, along with a window and a door leading to a lean to/ potting shed and then out to the rear garden. At the far end of the hall is a useful utility/storeroom.

Both bedrooms are situated to the rear of the property, having a view of the garden, one being single in size and the other being a good-sized double. The shower room comprises; large walk-in shower enclosure, WC and a vanity wash basin with additional storage.

OUTSIDE

To the front of the property is a low maintenance area with block paving and steps leading up to the front door. There is a shared parking area for all residents of Stiles Court.

The garden can be accessed from both the sitting room and rear via a pedestrian gate. The garden is mainly laid with gravel along with patio, for ease of maintenance, and plenty of space

for garden furniture and entertaining. To one side is a metal shed, perfect for garden equipment and storage. At the rear of the garden a wide pedestrian gate leads out to a path and green space beyond.

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

Proceed out of Wells on the A371 signposted Cheddar onto Portway. Take the first right into Charter Way. Proceed along Charter Way and take the first turning on the left into Parsons Way. Take the second left into Stiles Court.

REF:WELJAT011124

Local Information Wells

Local Council: Somerset Council

Council Tax Band: B

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

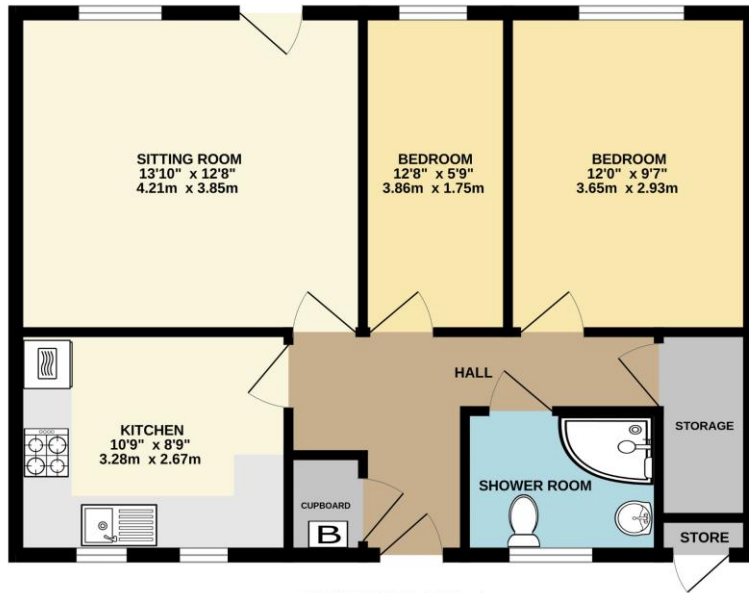
- Castle Cary
- Bath Spa
- Bristol Temple Meads



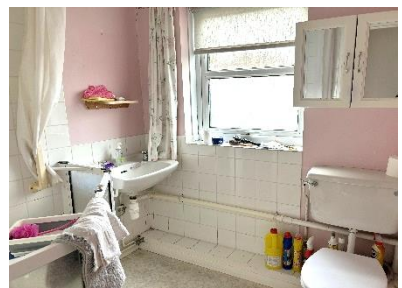
Nearest Schools

- Wells

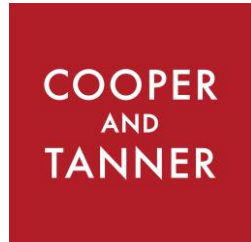
GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA - 629 sq.ft. (58.4 sq.m.) approx.
While 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.
Made with Metropex 12/2024



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