



 2  1  1 EPC F

£250,000 Freehold

13 Keward Avenue
Wells
BA5 1TS

COOPER
AND
TANNER



13 Keward Avenue

Wells

BA5 1TS

 3  2  1 EPC F

£250,000 Freehold

DESCRIPTION

A two double bedroom semi-detached bungalow set within a popular area of Wells, in need of updating and renovating. Available with NO ONWARD CHAIN.

Upon entering the property is a good size entrance hall, with space for coats and shoes and provides access directly out to the garden. The sitting room offers plenty of space for comfortable seating and has a large picture window looking out over the front garden. Situated to the rear of the property is the kitchen, comprising a range of fitted units, along with space for appliances, and a view of the back garden.

An inner hallway leads to an airing cupboard, and both the double bedrooms with fitted storage. To the front is a spacious double bedroom, this well-proportioned room has a large picture window looking out over the front garden. To the rear is a further double bedroom, again a good size, with large window overlooking the rear garden. The bathroom features a bath with shower overhead, WC and wash basin.

OUTSIDE

Approaching the property is a driveway for three cars leading to a single garage and an area of lawn. The enclosed rear garden features a range of flower, shrubs and trees along with a patio, perfect for outside dining and entertaining. Within the garden is a large storage shed which is in need of some repair.

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. At the roundabout take the second exit onto Glastonbury Road. Continue along Glastonbury road for approx. 300 metres and then turn right into Jocelyn Drive. Then take the third right into Keward Avenue. Number 13 can be found a little further along on the left.

REF:WELJAT07072025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Oil fired central heating

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

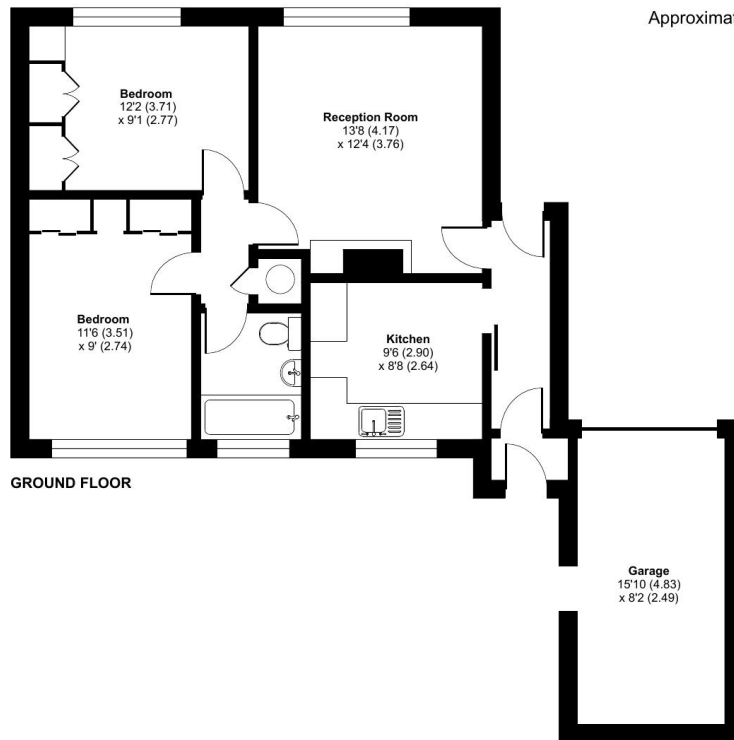
Keward Avenue, Wells, BA5

Approximate Area = 627 sq ft / 58.2 sq m

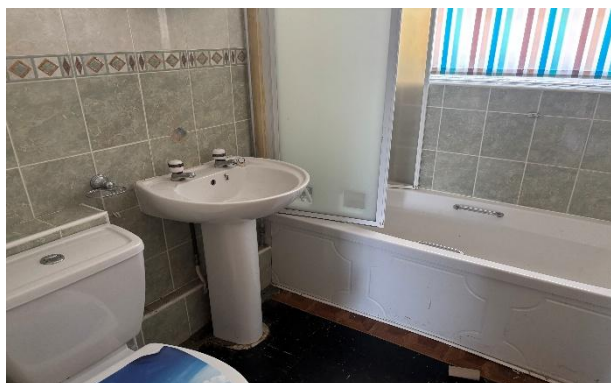
Garage = 129 sq ft / 12 sq m

Total = 759 sq ft / 70.2 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). © nitchcom 2025. Produced for Cooper and Tanner. REF: 1319763



WELLS OFFICE

telephone 01749 676524

19 Broad Street, Wells, Somerset BA5 2DJ

wells@cooperandtanner.co.uk

**COOPER
AND
TANNER**

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.

