



 3  2  1 EPC E

£329,950 Freehold

1 Tuddington Gardens  
Wells  
BA5 2EJ





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## Wells

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### DESCRIPTION

A splendid three bedroom semi-detached family home offering a wealth of potential to extend and enhance, situated on a large corner plot and offered with no onward chain. The property has been within the same ownership since new in 1967, subsequently extended to the rear but still offering scope to place your own mark.

Upon entering the house is a light and spacious entrance hall with ample space for shoes and coats. The well-proportioned sitting room looks out over the front gardens and has an open fire as the focal point. The kitchen/dining room has been extended and runs the width of the house featuring an array of fitted units, electric double oven, electric hob, space for white goods along with an area to comfortably accommodate a table for eight to ten people with sliding doors opening out to the garden.

To the first floor are three bedrooms and the family bathroom comprising; a bath with shower above, toilet, wash hand basin and heated towel rail. Both of the double bedrooms have fitted storage and views over gardens whilst the rear bedroom also has views looking out to open countryside. The third bedroom is a spacious single but would also make a fantastic office for working from home if desired.

### OUTSIDE

Approaching the property is a driveway to accommodate two to three cars leading to a carport and single garage with 'up and over' door. The gardens wrap around the property on a substantial corner plot offering huge scope to extend subject to the necessary consents. The garden is mainly laid to lawn with a wide variety of mature shrubs, trees, flowers and a patio, perfect for outside furniture and entertaining.

### LOCATION

Wells is the smallest cathedral city in England. It caters for most everyday needs, offering good shopping facilities as well as restaurants and pubs, a cinema, churches of most denominations, together with open-air markets on Wednesdays and Saturdays.

Schools are plentiful with the Cathedral School, the Blue School and a choice of primary schools in Wells, Millfield School in Street and Downside school in Stratton-on-the-Fosse are easily accessible.

There are good road connections to Bristol, Bath, the motorway system and Bristol Airport, with rail links from Castle Cary (about 20 minutes drive away) to London Paddington.

Sporting facilities in the area include racing at Wincanton and Bath, golf at Wells and near Oakhill, sailing or fishing at Chew Valley and Blagdon lakes. In addition, there is a Leisure Centre in Wells offering a variety of recreational facilities.

### 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 third exit onto Strawberry Way (passing Lidl on your right). At the traffic lights turn left into Burcott Road. Continue for approx. 400 metres, passing a row of shops on your left, continue for a further 50 metres and take the next right into Tuddington Gardens. The property can be found immediately on the left.

REF:WELJAT07122022

#### Local Information Wells

**Local Council:** Mendip District Council

**Council Tax Band:** C

**Heating:** Electric heating

**Services:** Mains drainage, water and electricity

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



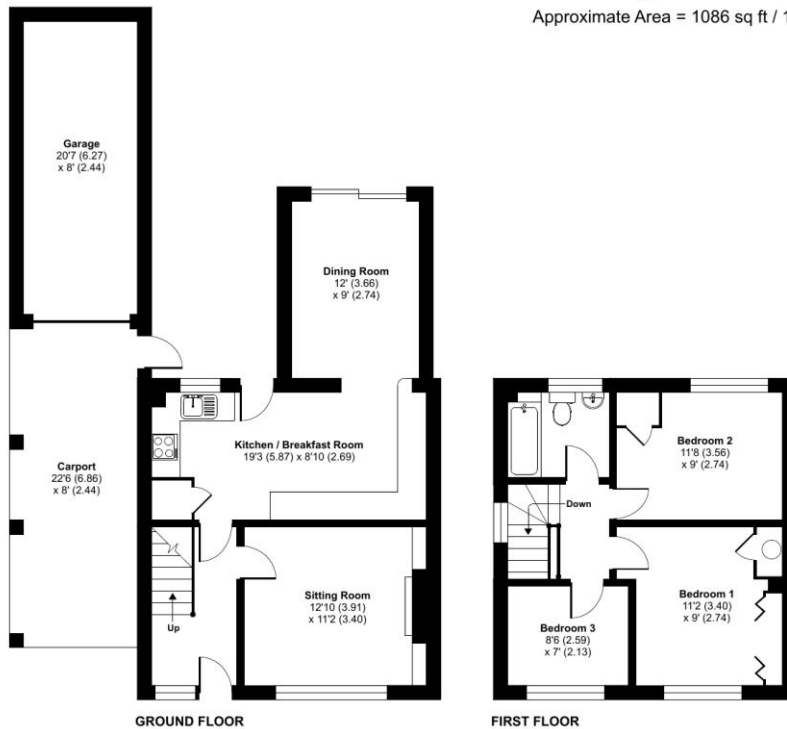
#### Nearest Schools

- Wells

# Tuddington Gardens, Wells, BA5

Approximate Area = 1086 sq ft / 101 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnichecom 2022. Produced for Cooper and Tanner. REF: 927529



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