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£189,950 Freehold

41 Johnson Close  
Wells  
BA5 3NN





# 41 Johnson Close Wells BA5 3NN

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## £189,950 Freehold

### DESCRIPTION

Set on a quiet road on the eastern side of the city is this one bedroom terraced bungalow in need of updating and renovation. The property offers scope to enhance and place your own mark with an open southerly aspect to the front and enclosed rear garden to the rear.

Approaching the property is a covered porch with the front door opening into the entrance hall with space for shoes and coats. The sitting/dining room is situated at the front of the property with a view over lawns and a gas fire as the focal point. The kitchen is situated at the rear of the bungalow with a variety of units, space for a freestanding cooker and view over the garden. From the kitchen is a covered rear porch leading to a workshop/storage room. The double bedroom is a spacious size which looking over the enclosed gardens. The bathroom comprises a bath, toilet and wash hand basin.

### OUTSIDE

The garden to the rear has been designed to be low maintenance and is ready for someone to place their own mark upon it with the advantage of a gate to the rear for access.

### 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 Wells take the B3139 signposted to Bath. Continue up St. Thomas Street into Bath Road, passing Budgens garage on your right. Take the next turning on your right in to Woodbury Avenue. Continue for approx. 150 metres and take the first left into Johnson Close. The property can be found a little further along on the left.

REF:WELJAT06092023

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** B

**Heating:** Gas central heating

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

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

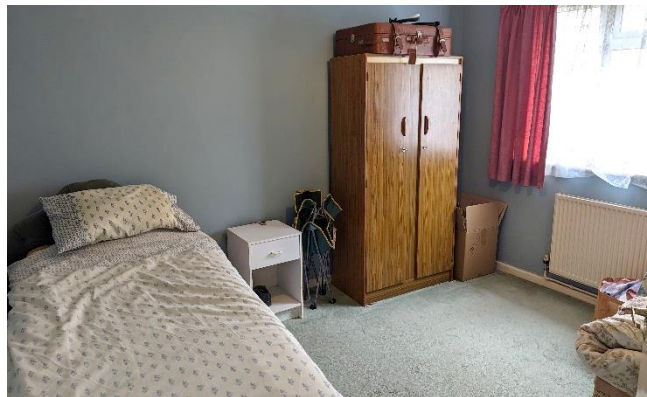
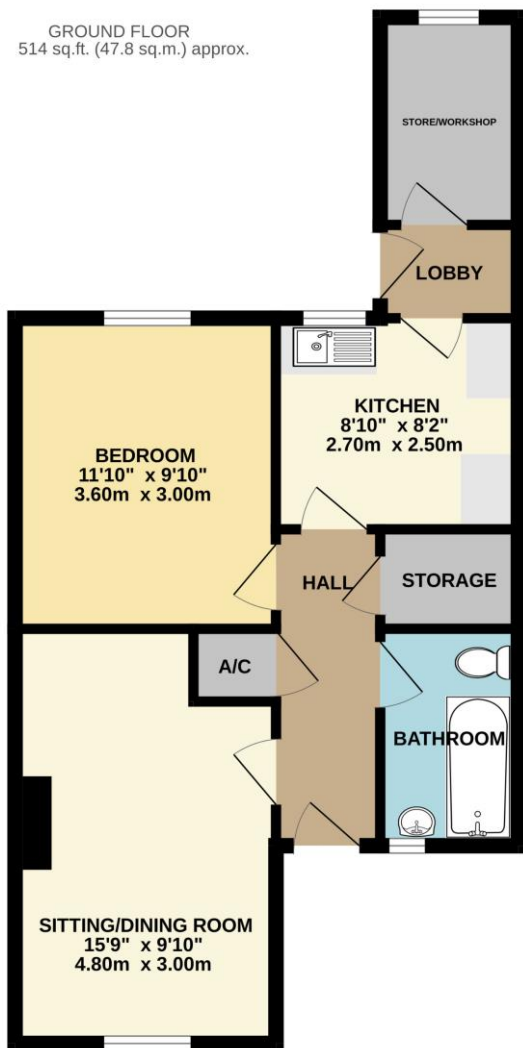
- Castle Cary
- Bath Spa
- Bristol Temple Meads



#### Nearest Schools

- Wells

GROUND FLOOR  
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 514 sq.ft. (47.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by a 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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