



21 Dodd Avenue, Wells, BA5 3JU

£575,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

A beautifully renovated three bedroom detached bungalow tucked away down a private driveway, in a quiet position with a detached garage, gardens and workshop. The property has been transformed by the current owners who have created a contemporary home on one level presented in immaculate order throughout.

Upon entering the property is an entrance hall open to the stunning open plan kitchen/dining sitting room, benefitting from a triple aspect with vaulted ceiling and bi-folding doors out to the decking and gardens. The room is a wonderful space for socialising with friends and family whilst also being a practical living area with gorgeous views overlooking the gardens and woodland surrounding the property. The kitchen has been finished to a high standard with an array of fitted units, Bosch appliances such as a double eye level electric oven, 5 ring gas hob, breakfast bar with space for stools along with ample space for a large table and comfy seating. Directly accessed from the kitchen is a utility room with a washing machine, dishwasher and additional storage. The sitting room is a spacious room benefitting from a southerly aspect to the front with ample space for a further dining and sitting area or to be used as one large sitting room if desired. A door opens to an inner hallway leading to

the three double bedrooms and main fully tiled bathroom which features a large bath, walk-in shower, w/c, wash hand basin and storage. The principal bedroom is a spacious double with the benefit of an a fully tiled ensuite shower room. Two further double bedrooms can be found to the rear of the property overlooking the private gardens.

OUTSIDE

To the front of the property is a gently sloping driveway leading down to the bungalow and detached garage with light, power and electric roller door. The drive can comfortably accommodate four or five vehicles along with further parking in the garage. To both sides of the property are pedestrian gates leading to the rear garden.

The rear garden has also been transformed by the current owners with many areas for seating to capture the sun throughout the day with a woodland backdrop offering dappled shade to some areas. Directly opening from the kitchen/dining room are bi-folding doors opening out to a decked area, perfect for dining and entertaining. Steps lead down to an area of lawn with raised beds, flowers, trees and mature shrubs. An insulated building to the rear of the garage is a wonderful space, currently used as a workshop with









OUTSIDE (continued)

views overlooking the woodland and gardens but would equally make a fantastic space for working from home, playroom if desired.

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 central Wells take the B3139 - St. Thomas Street (signposted to Bath) continue along St. Thomas Street passing the Budgen's Petrol station on your right. Take the next left into Hawkers Lane and then first left into Paray Drive. Take the first right into Dodd Avenue, where the property can be found a little further along on your right hand side. Please note the property is not easily visible from the road.

REF:WELJAT06112024



Local Information Wells

Local Council: Somerset Council

Council Tax Band:

Heating: Gas central heating

Services: Mains drainage, gas, water & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary

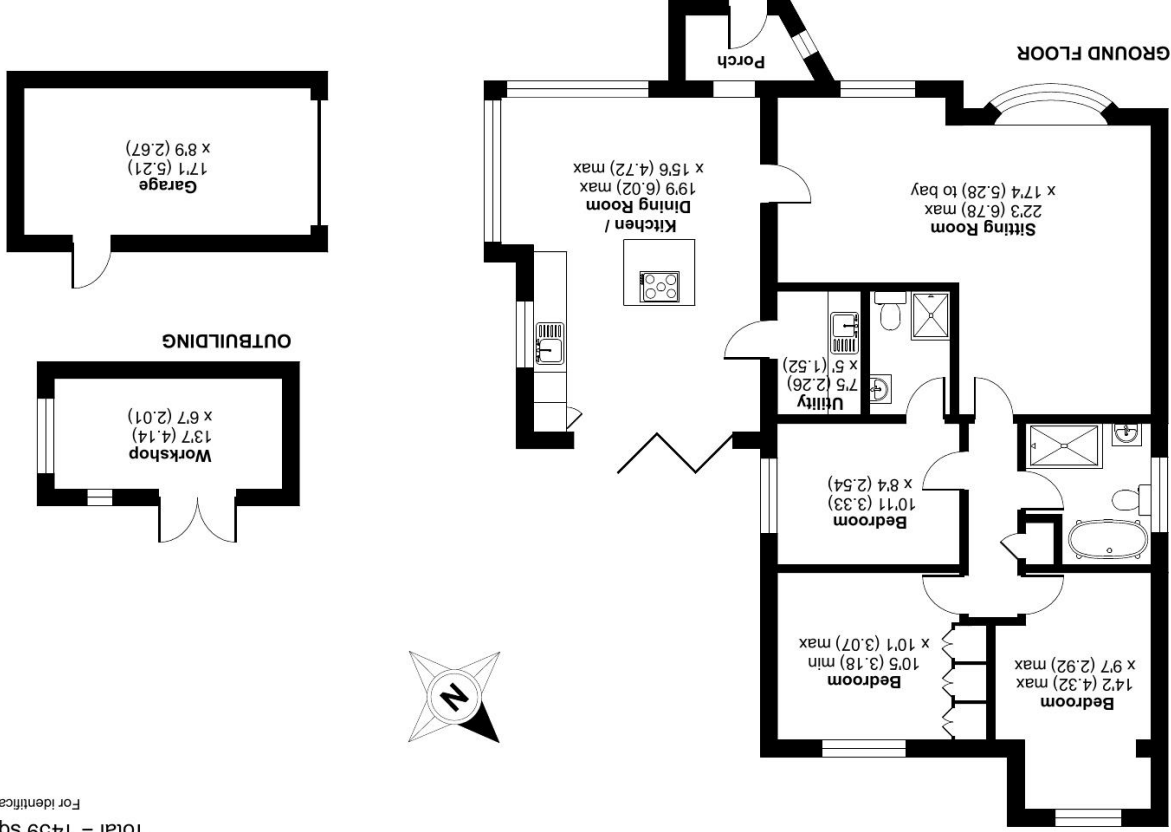


Nearest Schools

- Wells (Primary & Secondary)

Dodd Avenue, Wells, BA5

Approximate Area = 1369 sq ft / 127.1 sq m (includes garage)
 Outbuilding = 90 sq ft / 8.3 sq m
 Total = 1459 sq ft / 135.5 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). © rdtchecm 2024. Produced for Cooper and Tanner. REF: 1209479

WELLS OFFICE

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