



 4  1  2 EPC C

Freehold £420,000

33 Osmond Drive
Wells
BA5 2JX

COOPER
AND
TANNER



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DESCRIPTION

A deceptively spacious four double bedroom house set on a popular development with two single garages, parking and private rear garden. The house is conveniently located in a quiet cul de sac within close proximity to St Cuthberts Primary School, a level walk into the city centre whilst also being close to countryside and wonderful walks.

Upon entering the house is an entrance hall with ample space for shoes, coats along with a downstairs w/c with wash basin. The kitchen features an array of fitted units with a double electric oven, gas hob, dishwasher, space for a washing machine along with a view and door opening out to the enclosed rear gardens. The sitting/dining room is a wonderful dual aspect room with ample space for comfy seating and dining furniture with a gas fire and stone surround as the main focal point of the room. The sitting area has a lovely aspect and French doors opening out to the decking in the garden making it a great space for outside entertaining.

To the first floor are two spacious double bedrooms, both benefitting from a dual aspect and one being the principal suite featuring two sets of fitted wardrobes and a large ensuite comprising a bath, separate shower, toilet and wash hand basin.

The second floor has two further double bedrooms with dual aspect providing an abundance of natural light, one of the doubles also has the benefit of fitted wardrobes. The main bathroom can be found on the second floor which features a bath, separate shower, toilet and wash hand basin.

OUTSIDE

Approached from Osmond Drive is the driveway for two cars and the two single garages, both with 'up and over' doors and

power. The garden is fully enclosed with wooden fencing and has a wooden gate to the parking area. The private garden features an area of lawn with borders of shrubs and bushes, along with a patio and a composite decking area, perfect for outside furniture and entertaining.

LOCATION

The property is conveniently situated just a five minute walk from the Cathedral and Market Place. 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 second right into Osmond Drive.

REF:WELSRM15112023

Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity.

Tenure: Freehold, Garages are Leasehold



Motorway Links

- M4
- M5



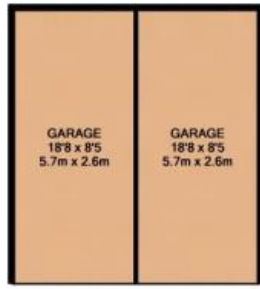
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

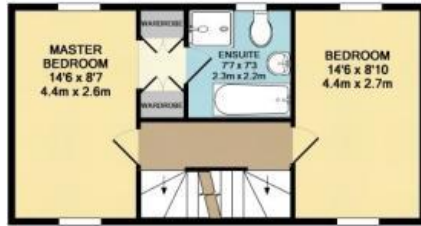


Nearest Schools

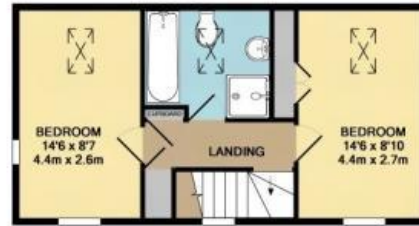
- Wells



GROUND FLOOR
APPROX. FLOOR
AREA 713 SQ.FT.
(66.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 402 SQ.FT.
(37.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 402 SQ.FT.
(37.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1517 SQ.FT. (141.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 12016



WELLS OFFICE
telephone 01749 676524
19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

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AND
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