



 3-4  1-2  2 EPC B

£375,000 Freehold

7 Hayes Drive
Wells
BA5 2GR

COOPER
AND
TANNER



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DESCRIPTION

A splendid three to four bedroom townhouse situated within a quiet residential area with low maintenance garden, garage, parking and presented in excellent order throughout. Offered to the market with NO ONWARD CHAIN.

Upon entering the house is an entrance hall with space for shoes and coats along and access to a WC and utility cupboard with plumbing for a washing machine and offering further storage space. A study is situated at the front of the house, perfect for working from home with a view out to grass and trees, this versatile space could also be used as a snug or playroom. The kitchen/dining/family room is a spacious open plan room with French doors opening out to the patio and gardens beyond. The kitchen comprises a range of fitted cupboards, electric eye-level double oven, gas hob, space for both a fridge/freezer and dishwasher along with ample space for a table to seat four to six people and comfortable seating. A large storage cupboard, positioned under the stairs, is used as a larder style cupboard.

To the first floor are two well-proportioned rooms, currently used as double bedrooms which both run the width of the house, one having wonderful views over the garden and the other benefitting from a southerly aspect to the front and an ensuite shower room. The rear double bedroom was originally designed to be a sitting room but could be used in whatever configuration works best for you.

On the second floor are two further spacious double bedrooms and a family bathroom which comprises a bath with shower above, toilet, wash basin and heated towel rail.

OUTSIDE

Approaching the property is a driveway to the side of the house leading to the good sized single garage. The rear garden has been designed to be low maintenance with a large area of lawn, patio and decked area, perfect for outside furniture and

entertaining. A side door provides access from the garden into the garage.

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

DEVELOPMENT SERVICE CHARGE

A charge of (to be advised) per annum, is payable for maintenance, gardening and lighting of communal lighting within the development.

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From central Wells take the Wookey Hole Road and continue for approx. 1 mile. Take the first left onto the Bishops Green development and into Penleigh Road (please note: there are two turnings into Penleigh Road, take the first one). Take the second turning on the right into Hayes Drive where the property can be found on the right.

REF:WELJAT27052025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



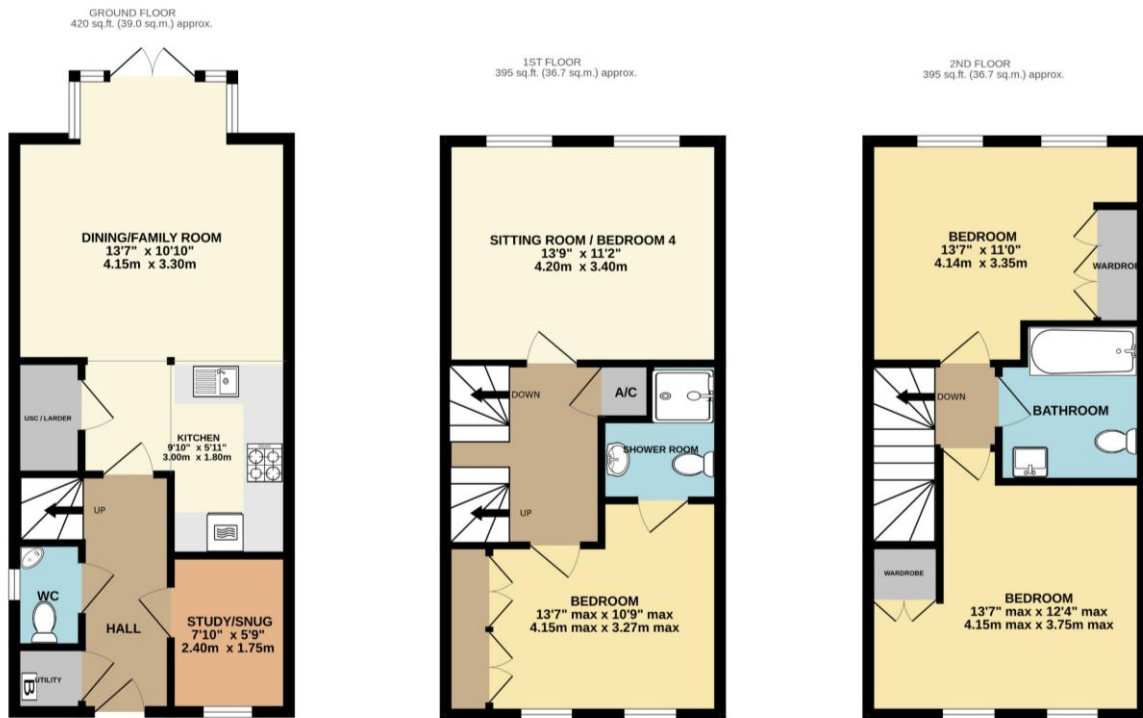
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells



TOTAL FLOOR AREA : 1210 sq.ft. (112.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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AND
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