



1 Stoberry Avenue, Wells, BA5 2TF

£635,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

A splendid, extended three bedroom link detached home, set on a generous corner plot in a cul-de-sac location just a short walk from Wells Cathedral, Market Place and High Street. The property benefits from three reception rooms, kitchen, large utility room, wet floor shower room, three double bedrooms, family bathroom, wrap-around gardens, off road parking, garage and partial views of both Wells Cathedral and St. Thomas Church.

Upon entering is a bright entrance hall with space for coats and shoes, window to the side, understairs cupboard and doors to both the sitting room and kitchen. The sitting room benefits from a dual aspect with shallow bay window to the front and two windows to the side, all looking out over the gardens. There is plenty of space for comfortable furniture and in one corner is a polished stone fireplace with inset gas fire which makes a lovely focal point. A door leads through to the dining room, again a bright room with a square bay to the side, with door to the garden, which makes the perfect spot to sit and read a book and look out over the garden. There is ample space for a dining table to seat eight to ten people, a door to the kitchen and French doors lead to the garden room. The garden room is a good size with windows on three sides, air conditioning unit, ceiling fan and door to the gardens. The kitchen has a window overlooking the rear garden and comprises a range of

cupboards with painted doors, 1 1/2 bowl white ceramic sink, eye level Neff oven, Zanussi ceramic hob, integrated undercounter fridge, space and plumbing for a dishwasher, tiled floor, shelved nook, large understairs cupboard housing the boiler, along with doors to both the hall and adjacent utility room. The utility room is notably generous in size comprises; a range of cupboards with wooden worktops, space and plumbing for both a washing machine and tumble dryer, space for an American style Fridge Freezer and doors to both the front drive and rear garden. Leading from the utility room is a fully tiled shower room with wet floor shower, WC and vanity wash basin.

To the first floor is a bright landing, with shelved airing cupboard and window to the side, leads to the three double bedrooms and family bathroom. To the front, is a generous double bedroom with dual aspect, shallow bay window and partial views over rooftops towards Wells Cathedral in one direction and St. Thomas church in the other. The second double bedroom, currently presented as a twin, features a vanity basin and has partial views of Wells Cathedral. The third bedroom, a cosy double or generous single, has a half height overstairs cupboard and views towards St. Thomas church spire. The fully tiled family bathroom comprises; bath, WC, wash basin, towel radiator and corner shower enclosure with Triton electric shower.









OUTSIDE

Approached from Stoberry Avenue, the property has a driveway with parking for two cars which leads to the single garage and a pedestrian door to the utility room. A pathway leads to the front door and across the front of the house to the side gate. The front garden is mainly laid to lawn with a variety of shrubs, mature hedge and trees.

The side gate opens to the side and rear gardens which are mainly laid to lawn with mature hedges, shrubs and trees. Adjacent to the dining room is a paved terrace edged with low stone border, planted with flowers. This sunny, south facing terrace is ideal for outdoor furniture and entertaining. A second patio, also accessed from the dining room, can be found to the rear of the property. To one side are raised planters and to the rear of the garden, neatly hidden away behind a trellis and climbing plants is a wooden shed.

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 A39 towards Bristol. Take the first right into College Road. From College Road follow the road round to the left into North Road taking and take the first left hand turning into Stoberry Avenue. The property is the first property on the left.

REF:WELJAT20112024



Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

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



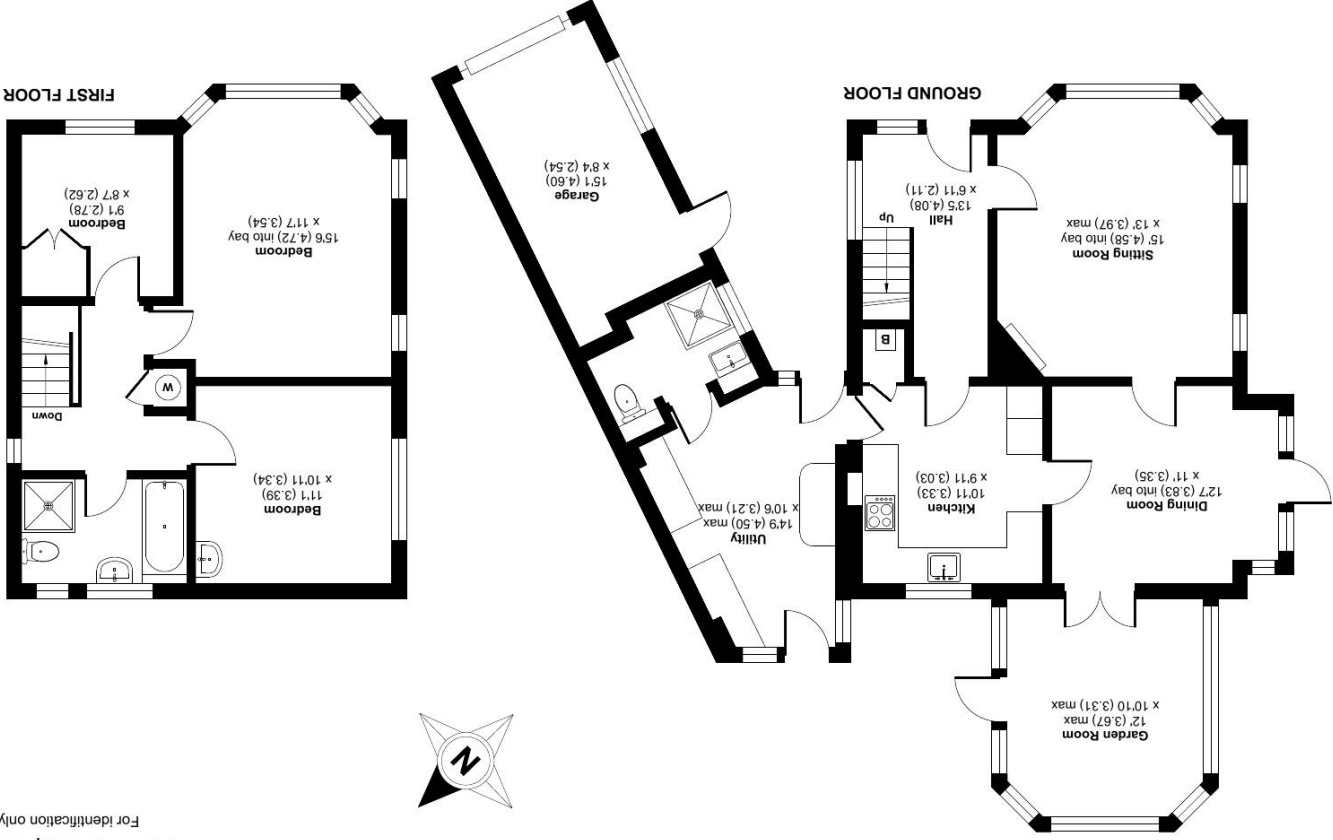
Nearest Schools

- Wells (Primary & Secondary)

Stoberry Avenue, BA5

Approximate Area = 1394 sq ft / 129.5 sq m
 Garage = 124 sq ft / 11.5 sq m
 Total = 1518 sq ft / 141 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). © nchecom 2024. Produced for Cooper and Tanner. REF: 1215829

WELLS OFFICE

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