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£189,950 Freehold

5 Sheldon Drive
Wells
BA5 2HB

**COOPER
AND
TANNER**



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DESCRIPTION

A marvellous one bedroom mid terrace house with low maintenance south facing garden and parking. The property would make a fantastic first time purchase or investment buy, with it being so convenient to walk into the city centre.

Upon entering the house is an entrance hall opening into a sitting/dining room with space for a sofa and armchairs with a view looking out over the front garden. The kitchen runs the width of the house and looks out over the enclosed rear gardens. It features an array of fitted base units and open shelves, along with a freestanding cooker and space and plumbing for a washing machine. A door from the kitchen leads out to a decked patio area and gardens beyond, benefitting from a southerly aspect and perfect for outside dining.

To the first floor is a spacious double bedroom looking out to the front garden along with a large fitted cupboard. The landing has a large useful cupboard, ideal for 'day to day' storage. The bathroom comprises a bath with shower above, toilet and wash basin.

OUTSIDE

To the front of the house is a low maintenance garden laid to lawn with a paved footpath leading to the front door. The rear garden is south facing, fully enclosed and mainly laid with raised flower beds and a decked area for outside furniture. To the rear of the garden is a wooden pedestrian gate giving access to the parking area where there is one allocated parking space

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 our offices, continue along Priory Road to the roundabout. At the roundabout take the third exit into Strawberry Way. Take the first left into Sheldon Drive and the property can be found on the left.

REF:WELJAT12022024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: A

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity.

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

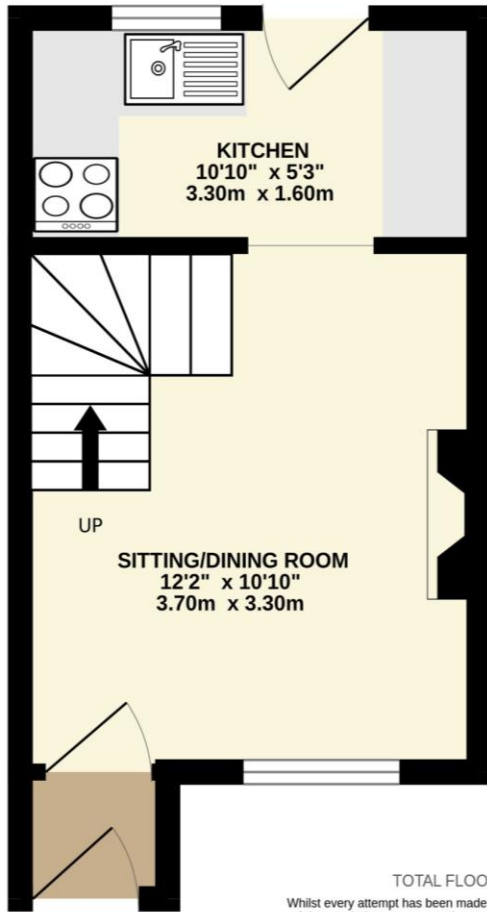
- Castle Cary
- Bath Spa
- Bristol Temple Meads



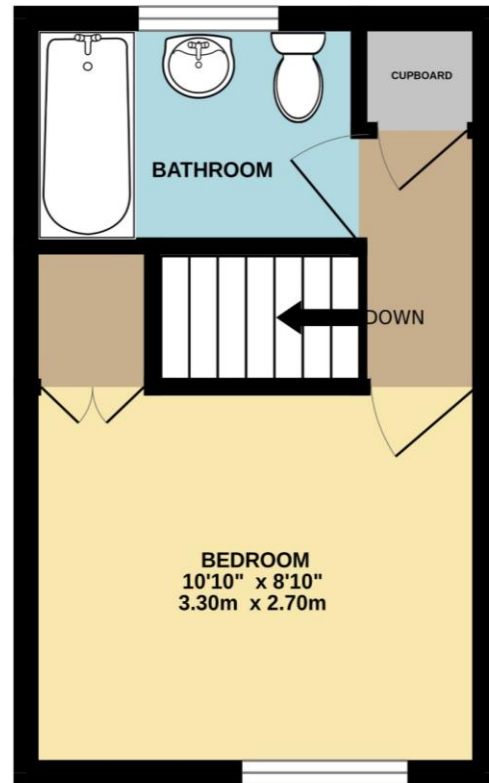
Nearest Schools

- Wells

GROUND FLOOR
195 sq.ft. (18.1 sq.m.) approx.



1ST FLOOR
188 sq.ft. (17.5 sq.m.) approx.



TOTAL FLOOR AREA : 383 sq.ft. (35.6 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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