



 2  1  1 EPC C

£280,000 Freehold

18 Welsford Avenue
Wells
BA5 2HX

COOPER
AND
TANNER



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DESCRIPTION

A deceptively spacious two bedroom bungalow, ideally positioned in a quiet setting just a short stroll from the city centre. Beautifully presented throughout, the property benefits from off-road parking, an enclosed rear garden, and is offered to the market with no onward chain.

Upon entering the property, a welcoming hallway which provides practical space for coats and shoes and leads through to all rooms. The sitting/dining room is positioned to the front of the property and enjoys a pleasant southerly aspect, creating a light and inviting space. There is ample room for comfortable seating as well as a dining table for two to four people. The room also features a fireplace which could potentially be reopened to create an attractive focal point, subject to the necessary works. To the rear of the property, the kitchen is fitted with a range of stylish wooden units and includes an integrated oven with induction hob. There is also space for a fridge/freezer and space and plumbing for a washing machine. A door from the kitchen leads to a useful covered passageway which provides access to the rear garden and leads to a practical outhouse/storage area equipped with power and hot and cold water supply. From the passageway, a further door leads to a shared walkway providing convenient access from the front to the rear of the property without passing through the home itself.

The hallway provides access to both bedrooms and the beautifully finished, fully tiled bathroom. The bathroom comprises a modern white suite including a 'P'-shaped bath with shower overhead, WC, wash basin and a heated towel rail. To the front of the property is a cosy double bedroom enjoying a pleasant southerly aspect, allowing plenty of natural light to fill the room. The principal bedroom is positioned to the rear of the property and benefits from a wall of fitted wardrobes as well as a lovely outlook over the rear garden.

OUTSIDE

Approached via a driveway, providing off-road parking for two vehicles, the bungalow also benefits from an attractive front garden which is mainly laid to gravel for ease of maintenance and

bordered with mature shrubs and flowering plants. The rear garden is fully enclosed, offering a pleasant and private outdoor space. A patio area provides the perfect spot for outdoor dining and entertaining, while the remainder of the garden is laid to lawn and framed by planted borders. At the far end of the garden, a wooden shed offers useful additional storage, alongside a greenhouse ideal for those wishing to grow their own vegetables. There are also raised beds, currently mulched with wood chippings, providing further space for planting, if desired.

At the bottom of Welsford Avenue there is a shortcut to town for pedestrians.

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 including Wells Cathedral 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 Wookey Hole Road. Continue for approx. 200 metres and turn left into Blake Road. At the end of the road turn left into Welsford Avenue. Number 18 can be found a little further along on the left.

REF:WELJAT11032026

Local Information Wells

Local Council: Somerset

Council Tax Band: B

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

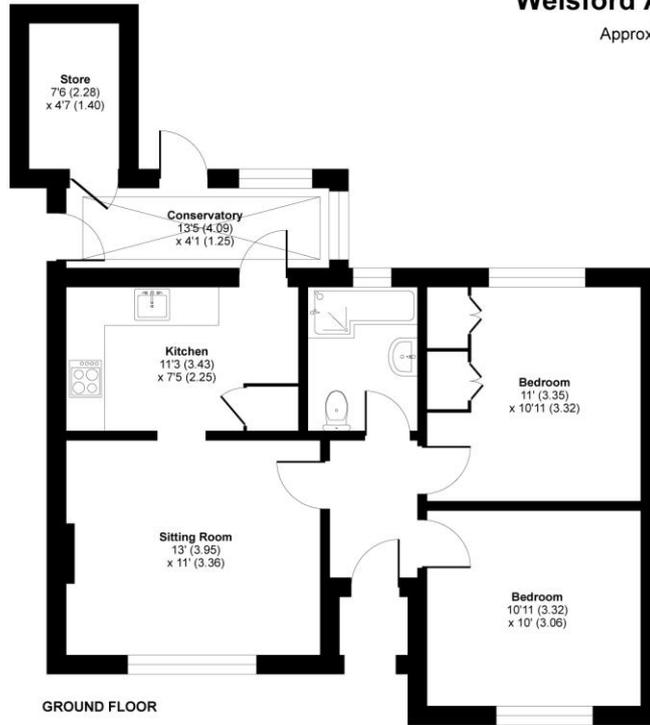


Nearest Schools

- Wells

Welsford Avenue, Wells, BA5

Approximate Area = 666 sq ft / 61.8 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner REF: 1417497



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