



 2  2  1 EPC To Follow

£310,000 Freehold

21 Keward Avenue  
Wells  
BA5 1TS

**COOPER  
AND  
TANNER**



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### DESCRIPTION

A well-presented two double bedroom semi-detached bungalow set within a popular area. The property has been updated by the present owner with the addition of a new combi-boiler, reconfigured kitchen/breakfast room, recently fitted bathroom, large conservatory and attractive landscaped garden.

Upon entering the property is a good size entrance hall, with laminate floor and window to the side, along with space for coats and shoes and a door leading into the sitting room. The sitting room offers plenty of space for comfortable seating and has a large picture window looking out over the front garden. Open to the sitting room is the kitchen/breakfast room, with laminate floor and a recently fitted kitchen with one and a half bowl sink, integrated electric eye level oven, ceramic hob and extractor hood. To one side is a utility area with space and plumbing for a washing machine and space for both an under-counter fridge and freezer. There is space for a breakfast table to seat two to four people comfortably and a door opening into the conservatory. The conservatory is a fantastic space with plenty of room for comfortable seating, making it the perfect spot to sit and enjoy the attractive garden. This versatile space could also be used as a dining room or playroom and has double doors leading out to the patio and garden beyond.

An inner hallway leads to an airing cupboard, housing the 'intergas' combi-boiler, and both the double bedrooms. To the front is a spacious double bedroom, currently presented as a dining room and office, this well-proportioned room has a large picture window looking out over the front garden. To the rear is a further double bedroom, again a good size, with large window overlooking the attractive rear garden. The recently fitted bathroom features a bath with shower overhead, marble effect tiling, WC, wash basin and modern heated towel radiator.

### OUTSIDE

The gardens to the front are mainly laid to lawn with the tarmac driveway for three cars to the side and a further block paved area to the front offering additional parking for one car. Double wooden gates

open to the single garage which has a new 'up and over door' can also be accessed from the garden by a newly fitted pedestrian door.

The fully enclosed rear gardens have been beautifully landscaped by the current owner with a large sandstone patio running the whole width of the property, making a lovely space for outdoor furniture and entertaining. There is an area of lawn in the centre with a wide border behind, thoughtfully planted with attractive shrubs and flowers including a 'Daphne' and 'helebores'. To one side is a further border, again planted with mature shrubs and flowering plants. To the rear of the garage is a covered area, currently used for storage. A wooden shed and a small greenhouse can be found at the rear of the garden.

### 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 the Wells office continue along Priors 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 third right into Keward Avenue. Number 21 can be found a little further along on the left.

REF:WELJAT07022024

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** C

**Heating:** Gas central heating

**Services:** Mains drainage, water, gas and electricity

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



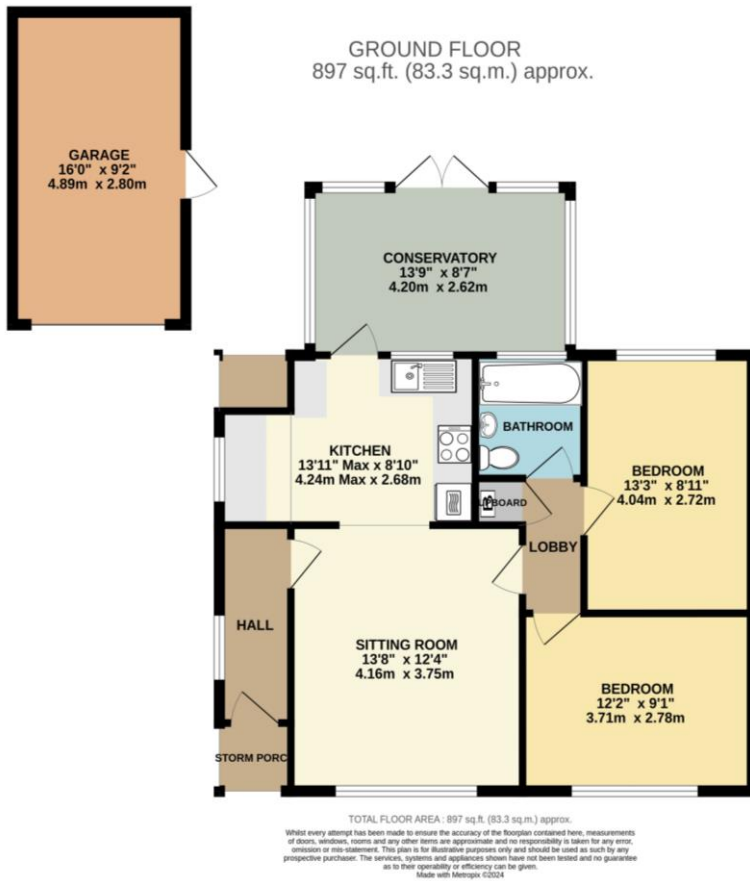
#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

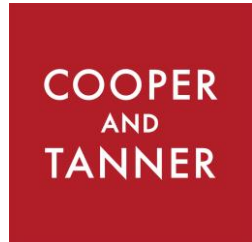


#### Nearest Schools

- Wells



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