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£229,950 Freehold

20 Churchill Road East  
Wells  
BA5 3HU

COOPER  
AND  
TANNER



# 20 Churchill Road East Wells BA5 3HU

 2  1  1 EPC To follow

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## DESCRIPTION

Set on the eastern fringes of the city, is this spacious two bedroom end of terrace home, with a south-west facing rear garden with parking, garage requiring modernisation. The property offers huge potential and would make a fantastic first-time purchase, investment or downsize.

Upon entering the house is a spacious hall with plenty of space for both shoes and coats and doors leading to all rooms on the ground floor. The kitchen/dining room is generous in size offering space for a dining table to seat four to six people and has a door leading opening out to the garden. The kitchen features an array of cupboards, an electric hob and breakfast bar. From the hallway, to the right of the kitchen, is the utility room which has space and plumbing for both a washing machine and tumble dryer and useful extra 'day to day' storage space. The sitting room is a good size, with a large window looking out to the south facing garden.

Stairs rise to the first floor with two double bedrooms, a bathroom with a bath and wash hand basin and a separate WC. Both bedrooms are good sized doubles with views over the gardens and fitted wardrobes.

## OUTSIDE

The gardens have a southerly aspect with an area of lawn with shrubs and a patio area, perfect for outside seating. To the side of the house is a garage and parking in front. The garage does require some renovation but offers scope to create a workshop or home office subject to the necessary consents.

## LOCATION

The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself 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 Wells take the B3139, St. Thomas Street, signposted to Bath. Continue along St. Thomas Street which turns into Bath Road, passing Budgens garage on the right. Take the third right into Churchill Road East where the property can be found a little further along on the right.

REF:WELJAT18082023

### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** B

**Heating:** Gas central heating

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

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



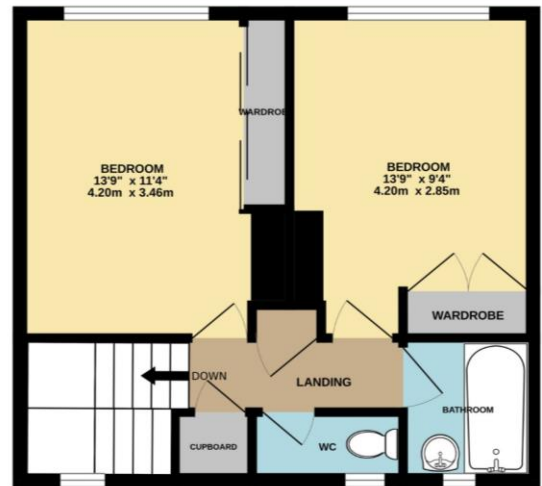
### Nearest Schools

- Wells

GROUND FLOOR



1ST FLOOR



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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