



 3  2  1 EPC D

Guide Price £350,000

43 Bath Road
Wells
BA5 3HR

COOPER
AND
TANNER



43 Bath Road Wells BA5 3HR

 3  2  1 EPC D

Guide Price £350,000 - Freehold

DESCRIPTION

A three bedroom detached 1930's bungalow offering huge potential to update, enhance and extend, subject to planning. The property has been in the same ownership for over 30 years and is now offered with no onward chain.

Upon entering the property is an entrance hall with storage cupboard. The kitchen/dining room features an array of units and ample space for a table for 6 people with views to the front. The sitting room also has a view to the front with a brick fireplace as the focal point. Two of the bedrooms are spacious doubles, one looking out to the beautiful rear garden. The third bedroom is a good sized single with garden views. The bathroom has a shower over the bath, toilet and wash hand basin.

OUTSIDE

The substantial rear garden is mainly laid to lawn with an array of shrubs, bushes, trees, and flowers beds. A patio area is perfect for outside seating and entertaining. Wrought iron gates open to a driveway for two cars. To the side of the bungalow is an old garage which is in need of complete repair but offers scope provide access if knocked down or rebuilt.

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 Wells take the B3139 signposted to Bath. Continue up St. Thomas Street into Bath Road, passing Budgens garage on your right. Continue for a further 200m and the property can be found on your left.

REF:WELJAT24032026

Local Information Wells

Local Council: Somerset

Council Tax Band: D

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

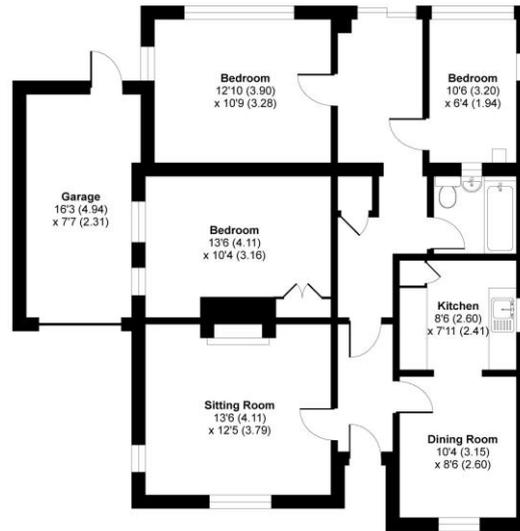
Bath Road, Wells, BA5

Approximate Area = 931 sq ft / 86.5 sq m

Garage = 128 sq ft / 11.9 sq m

Total = 1059 sq ft / 98.4 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). © nichcom 2025. Produced for Cooper and Tanner REF: 1434415



WELLS OFFICE

telephone 01749 676524

19 Broad Street, Wells, Somerset BA5 2DJ

wells@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

