



 3  1  1 EPC D

£499,950 Freehold

19 Back Lane
Westbury Sub Mendip
Nr Wells, BA5 1HZ

**COOPER
AND
TANNER**



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DESCRIPTION

A splendid three bedroom detached bungalow, set on a 1/4 acre plot, in a quiet area of the desirable village of Westbury-Sub-Mendip. The property has been within the same family ownership since 1976 and is now in need of updating, offering a wonderful opportunity to place your own mark. The property is available with no onward chain.

Upon entering the bungalow is a spacious entrance porch, with space for shoes and coats, with a door opening to a central hallway, again with further storage. The kitchen can be found to the rear of the property with a lovely South-Westerly view overlooking the gardens and countryside in the distance. The kitchen features an array of fitted units, a larger cupboard, space for a freestanding cooker along with an area for a breakfast table to seat two. The sitting/dining room is a well-proportioned, dual aspect room benefitting from an abundance of natural light with large windows looking out over both the front gardens and the rear of the property. The room has ample space for a large dining table and chairs along with comfortable seating and a stone-faced fireplace as the focal point. The fireplace has a gas connection but could equally be adapted to fit a wood burner or open fire if desired. The open plan reception room has sliding doors out to the rear path and gardens of the property whilst also benefitting from views across the village and countryside in the distance.

From the central hall are three double bedrooms. The principal bedroom can be found to the front of the property looking out over gardens, bedroom two has the benefit of fitted storage and the third double bedroom has a view over the rear gardens and countryside in the distance. The bathroom comprises a bath with shower attachment, WC and wash hand basin with an additional WC with wash hand basin adjacent.

OUTSIDE

The property is approached from Back Lane, with a 120ft frontage and a gate opening to a parking area, which can comfortably accommodate five or six cars, leading to a single garage. A path

around the property provides access to the side and rear gardens. The garden to the front features an area of lawn, mature shrubs, trees with a pathway leading from the parking area to the front door. The South-West facing garden to the rear is mainly laid to lawn with mature trees, flowers, shrubs and hedging. Doors from the sitting room open to a rear patio/path which could be extended, if desired, to create a wonderful area for outside seating and dining with stunning countryside views in the distance.

LOCATION

Westbury-sub-Mendip has a village store, post office, public house, church, hairdressers, village hall, a popular primary school and regular bus service. Wells and Cheddar both enjoy a wide range of shops and facilities. 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, two churches and both primary and secondary state schools.

For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only fifteen 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

Proceed out of Wells on the A371 towards Cheddar. Continue through the village of Easton until reaching Westbury-Sub-Mendip. On entering the village take the second right onto Top Road, continue for 400m and take the first right into Back Lane. The property can be found a little further along on the left.

REF:WELJAT06022024

Local Information Wells

Local Council: Somerset Council

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

- Westbury Sub Mendip & Wells

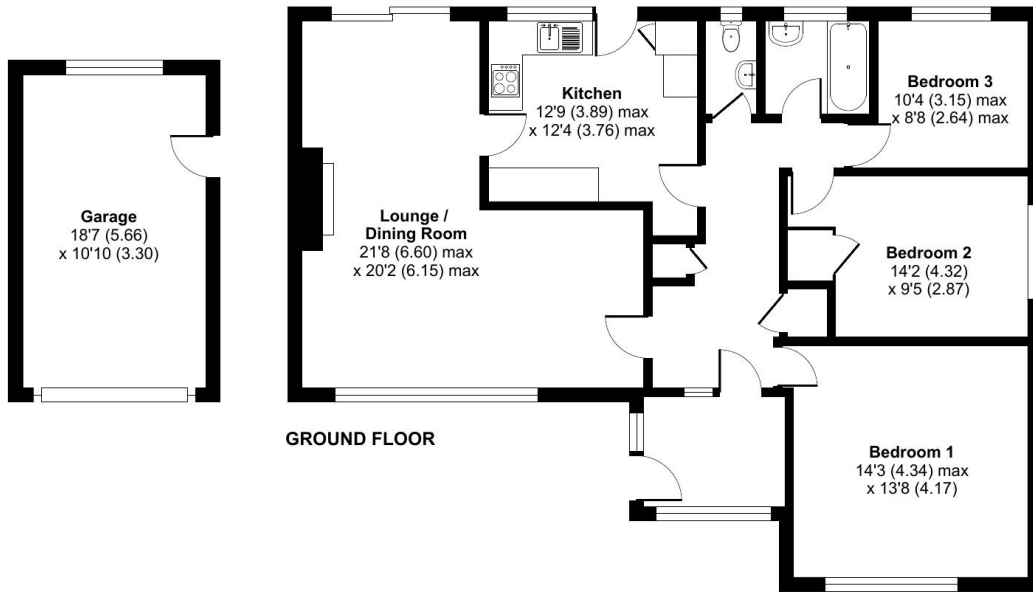
Back Lane, Westbury Sub Mendip, Wells, BA5

Approximate Area = 1144 sq ft / 106.2 sq m

Garage = 200 sq ft / 18.5 sq m

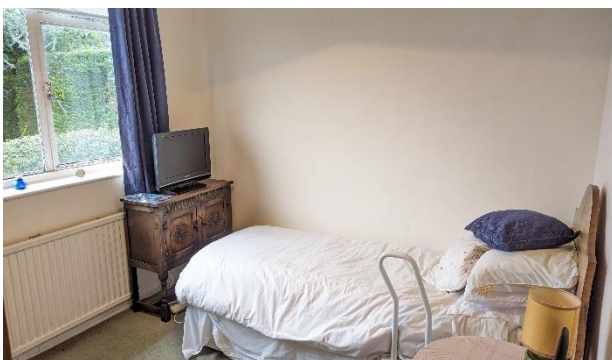
Total = 1344 sq ft / 124.7 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2024. Produced for Cooper and Tanner. REF: 1069866



WELLS OFFICE

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