

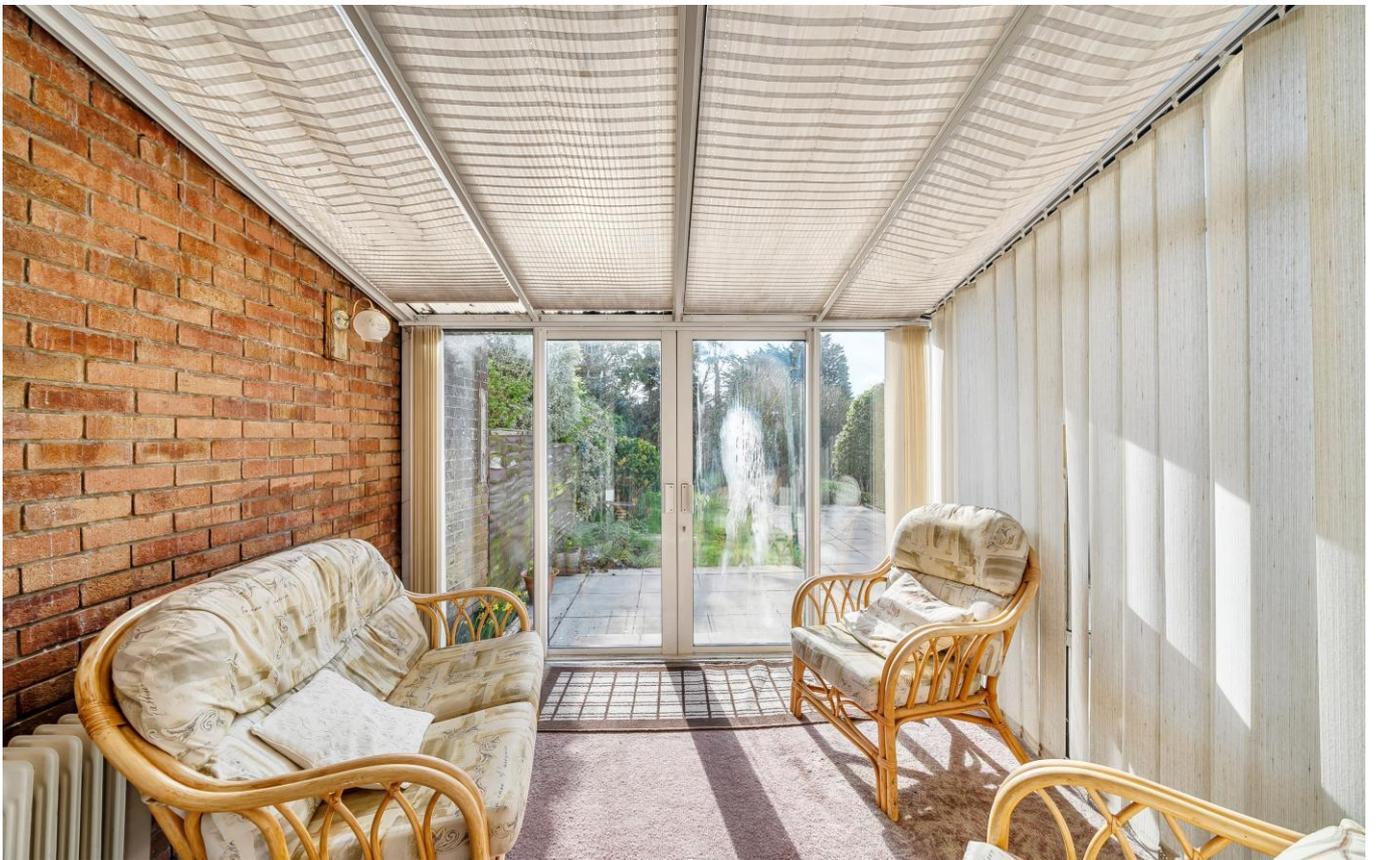


 3  2  1 EPC D

£300,000 Freehold

41 Welsford Avenue
Wells
BA5 2HX

**COOPER
AND
TANNER**



41 Welsford Avenue Wells BA5 2HX

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DESCRIPTION

A delightful three bedroom semi-detached home with a garage, car port, south facing garden and offered with no onward chain. The property has been within the same ownership for over 50 years and could now benefit from updating and placing your own mark.

Upon entering the house is a spacious entrance hall and a sitting room with a view overlooking the front garden and a gas fire as the focal point. The kitchen comprises a range of units, electric oven and hob, space for a washing machine and view out to the garden. The dining room is adjacent to the kitchen with space for a table to seat six people along with sliding doors to a conservatory providing a further seating area.

To the first floor are three bedrooms and a shower room comprising, a large corner shower, toilet and wash basin. To the front of the house is a double bedroom with fitted wardrobes along with a good-sized single bedroom. To the rear is a further double bedroom with views overlooking the gardens.

OUTSIDE

Approaching the property is a driveway for three cars leading to the car port and single garage. The gardens to the rear face South with an abundance of sunshine and a patio, perfect for outside furniture and entertaining. The gardens are mainly laid to lawn with a variety of shrubs, bushes and trees. A wooden shed provides additional storage.

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 down Priory Road to the roundabout. At the roundabout take the third exit on to Strawberry Way. Continue straight across the first set of traffic lights. At the next set of traffic lights turn right on to Portway. Continue over the pedestrian crossing and at the next set of traffic lights turn left into 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 41 can be found on your right.

REF:WELJAT25022026

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells (Primary and Secondary)

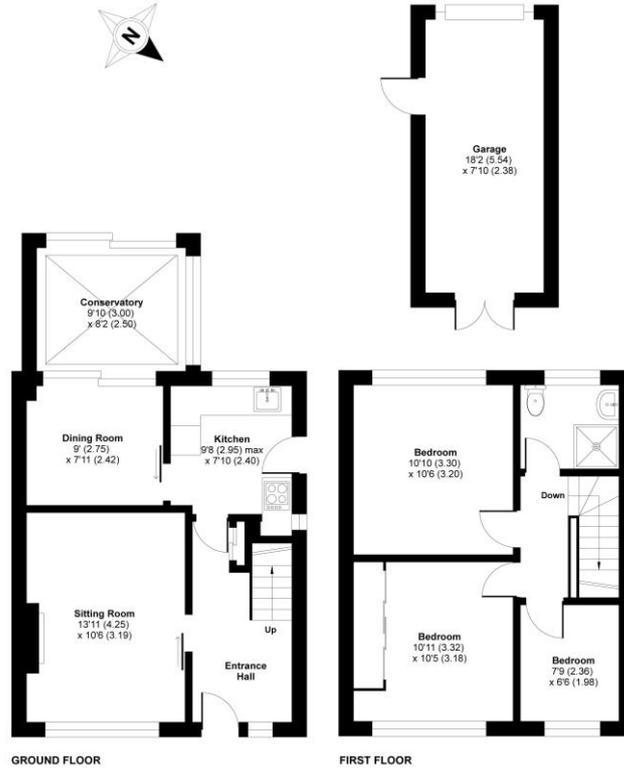
Welsford Avenue, Wells, BA5

Approximate Area = 874 sq ft / 81.1 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1016 sq ft / 94.2 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Bookmarked for Planner and Tracker. SEP: 1418105



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