



 3  1  2 EPC C

£350,000 Freehold

32 West Street
Wells
BA5 2HG

COOPER
AND
TANNER



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DESCRIPTION

A spacious three bedroom home situated within the heart of the city of Wells, presented in an immaculate condition throughout with the benefit of three car parking spaces, garage and yet within easy walking distance of all amenities. The property has been enhanced and improved by the current owners who have created a wonderful home, perfect for upsizers or downsizers alike with it having such a convenient central location.

Upon entering the house is a light and spacious entrance hall with a storage cupboard for shoes and coats and a downstairs shower room featuring a shower, toilet and wash hand basin. The hall provides access into the integral garage which benefits from a motion sensor light and ample sockets and double doors opening to the front of the house, perfect for a car or additional storage. The utility room also provides storage whilst also having plumbing for white goods and a door opening out to the enclosed South-West facing gardens. On the ground floor is one of the three bedrooms, a spacious single bedroom with garden views, currently used as a home office.

To the first floor is the main living accommodation with a well-proportioned sitting/dining room featuring an abundance of natural light with a South-Westerly view overlooking the manicured gardens to the rear. The room has ample space for a dining table to seat eight people along with space for sofas around the electric fire as the focal point. The kitchen looks out to the front of the house and comprises an ample range of fitted units, space for a freestanding electric cooker (gas available behind), dishwasher and fridge/freezer.

The two main bedrooms and bathroom can be found on the second floor. The principal bedroom has views overlooking the gardens along with fitted wardrobes and an ensuite shower room featuring a corner shower, toilet, wash basin and storage. The second double bedroom looks out to the front of the house with The Mendip Hills in the distance and has several built-in storage cupboards. The main bathroom comprises a bath with shower above, toilet and wash basin.

OUTSIDE

The enclosed South-West facing rear gardens have been beautifully tended to by the current owners who have improved and enhanced it

to create a wonderful space to relax, unwind and entertain in the sunshine. Within the garden are a wide variety of shrubs, rose bushes, climbing plants, raised beds and a patio area, perfect for outside furniture. Stepping stones lead from one patio to the other, which makes the most of the sunshine and providing a further seating area. A summerhouse also provides an additional area to unwind with views back towards the house and gardens. A gate to the rear of the garden opens to a pathway and one of the three parking spaces. Two further parking spaces can be found to the front of the house along with double doors to the integral single garage.

DEVELOPMENT CHARGE

A development charge, currently £454 per annum, is payable and covers gardening, lighting and maintenance of all communal areas including the parking area.

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.

DIRECTIONS

From our office in Broad Street, continue into Priory Road. At the junction turn right into Princes Road, at the traffic lights turn left into Tucker Street and then second left into West Street. The property can be found a little further along on the right (opposite St. Athelm Lodge).

REF:WELJAT19092023

Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells



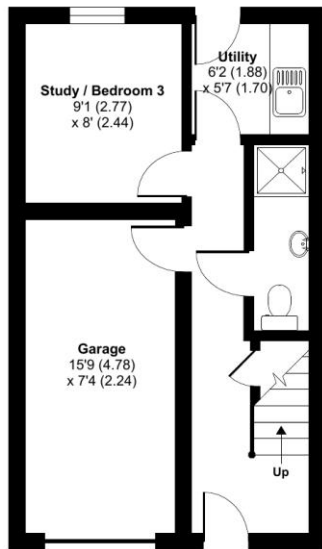
West Street, BA5

Approximate Area = 987 sq ft / 91.7 sq m

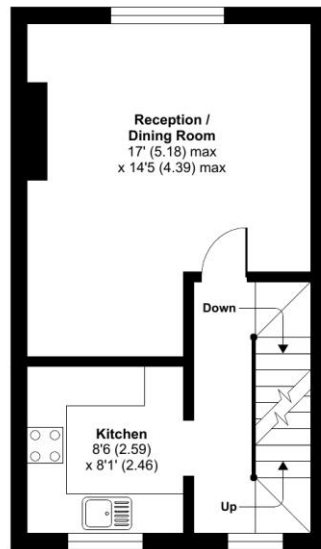
Garage = 122 sq ft / 11.3 sq m

Total = 1109 sq ft / 103 sq m

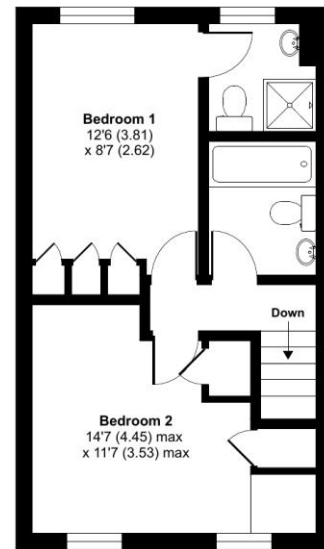
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Cooper and Tanner. REF: 1032974



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