

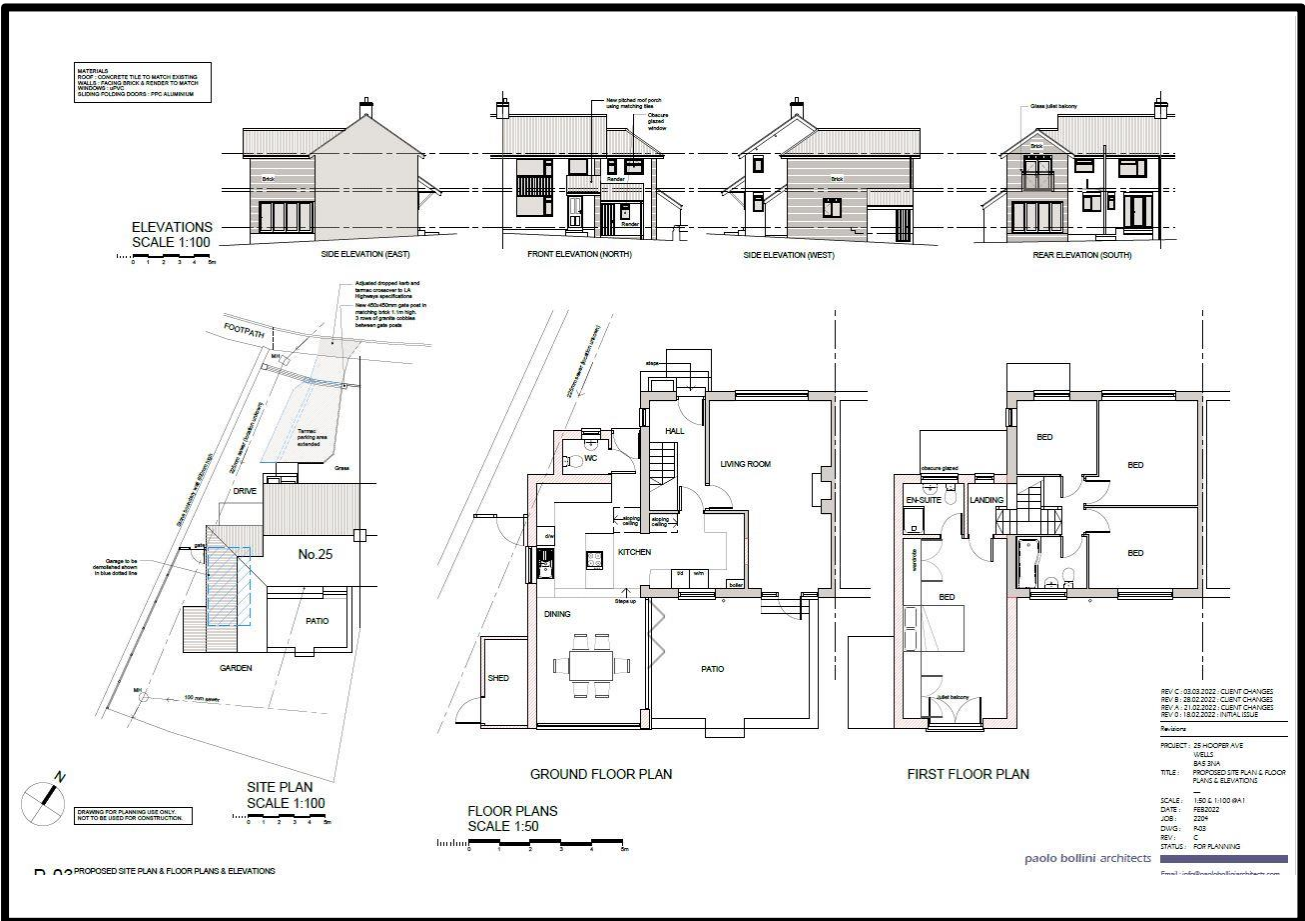


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£339,950 Freehold

25 Hooper Avenue
Wells
BA5 3NA

COOPER
AND
TANNER



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DESCRIPTION

A spacious three bedroom semi-detached family home situated within a quiet area on the Bath side of Wells with a south facing corner plot, parking and planning permission for a double storey extension.

The property has been enhanced by the current owners and is conveniently located close to the footpath which meanders past Tor Woods to the Market Place, Bishops Palace and Wells Cathedral.

Upon entering the house is a spacious hall with a window to the side and ample space for shoes and coats. The sitting/dining room is a large dual aspect room with views over the front and back gardens along with a door leading out to the south facing patio, perfect for outside furniture. The room has wood effect floors, ample space for comfortable seating and space for a dining table to seat six people with a wood burner as the focal point with stone hearth and wooden mantle. The kitchen features a range of fitted units with soft close doors and drawers and topped with wooden surfaces along with a Belfast sink, an integrated dishwasher, electric oven, gas hob and space for a fridge/freezer and washing machine. The kitchen looks out to the enclosed rear garden whilst also benefitting from a door to the side of the house.

Stairs rise to a light and airy first floor landing which leads to the three bedrooms and family bathroom which comprises a bath with shower above, toilet, wash hand basin and heated towel rail. The principal bedroom has the benefit of bespoke fitted wardrobes, bedroom two has a wonderful view over the rear garden and the third bedroom is a spacious single which benefits from a dual aspect.

OUTSIDE

The house is situated on a large south facing corner plot, mainly laid to lawn with borders of shrubs and rose bushes, hedging and a patio area, perfect for outside dining and entertaining. To the side of the house is a garage with a door opening into the garden at the rear and two side gates to allow access to the garden without

having to go through the house. To the front is a driveway for two cars with a path to the front door.

Planning permission has been granted to demolish the single garage and to erect a two storey extension to the side which would create a large open plan kitchen/dining room with bi-folding doors to the garden, a downstairs w/c and spacious double bedroom with a Juliette balcony and ensuite.

Planning reference - 2022/0507/HSE

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 centre follow signs for B3139 (signposted to Bath) towards the Horrington's into St Thomas Street. Continue onto Bath Road and take the third turning on the right into Hooper Avenue.

REF:WELJAT230623

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

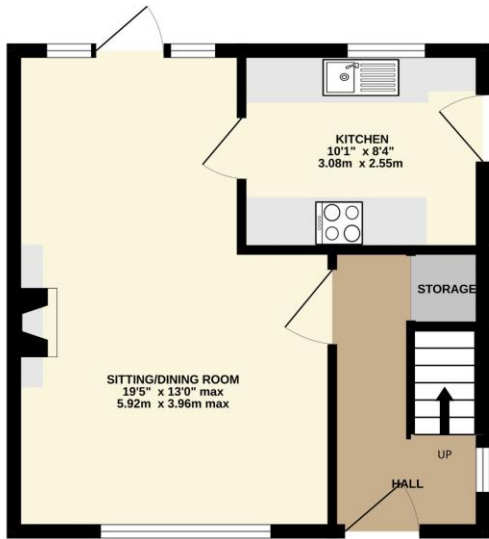
- Castle Cary
- Bath Spa
- Bristol Temple Meads



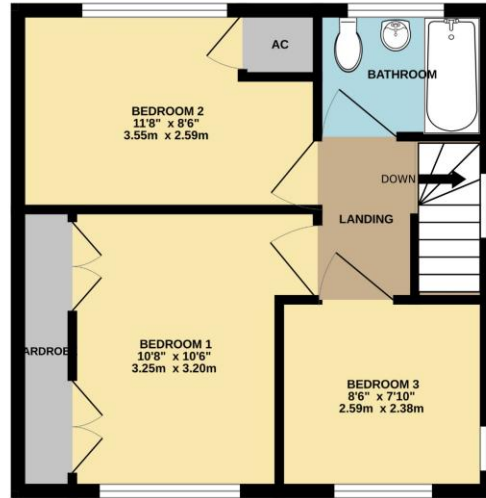
Nearest Schools

- Wells

GROUND FLOOR



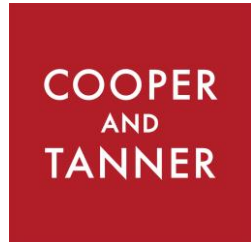
1ST FLOOR



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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WELLS OFFICE
 telephone 01749 676524
 19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk



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