



12 Elm Close, Wells, BA5 1LZ

£499,950 Freehold

COOPER  
AND  
TANNER



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 4  1  2 EPC D

£499,950 Freehold

## DESCRIPTION

This well-proportioned family home has been extended and enhanced by the current owners with a versatile layout and presented in good order throughout.

Upon entering the property is a spacious entrance hall with space for shoes and coats along with a downstairs w/c with wash hand basin. Situated at the front of the house and benefitting from a bay window is the large sitting room with a wood burner and polished granite hearth as the focal point. The room could be split into two reception rooms if desired or if a home office or study was required. Running the width of the property is the substantial kitchen/dining room, a marvellous room with French doors and views over the gardens and Mendip Hills in the distance. The kitchen comprises a range of fitted units, integrated dishwasher, space for range cooker, plumbing and power for an American style fridge/freezer along with ample space for a dining table to seat eight to ten people comfortably. From the kitchen is a breakfast room which could equally be used as a study area or space for additional

storage. The utility area provides further storage along with plumbing for a washing machine.

Stairs rise to the first floor which features three equal sized double bedrooms, one having a bay window to the front looking over fields and towards Glastonbury Tor and two doubles looking over the gardens and Mendip Hills as a backdrop. The family bathroom comprises a bath with shower above, toilet and wash hand basin.

On the second floor is a principle suite with the double bedroom having a walk-in wardrobe, ensuite shower room and a Juliette balcony, to make the best of the stunning countryside views.

## OUTSIDE

The gardens have been designed to be low maintenance with the majority laid to lawn with a large patio for outside furniture and entertaining. The garden is fully enclosed with wooden fencing and backing onto fields. To the front of the house is a gravelled driveway which provides parking for four to five cars comfortably.









## 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 the Wells office, continue along Priory Road to the roundabout. At the roundabout take the 3rd exit onto Strawberry Way. At the traffic lights go straight across. At the next set of traffic lights, turn left onto Portway. Continue along Portway for approx. 500 metres and turn left onto the B3139 signposted to Wookey. Continue for approx. 200m and the property can be found on the right hand side.

REF:WELJAT03122021



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

Local Information Wells

**Local Council:** Mendip

**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



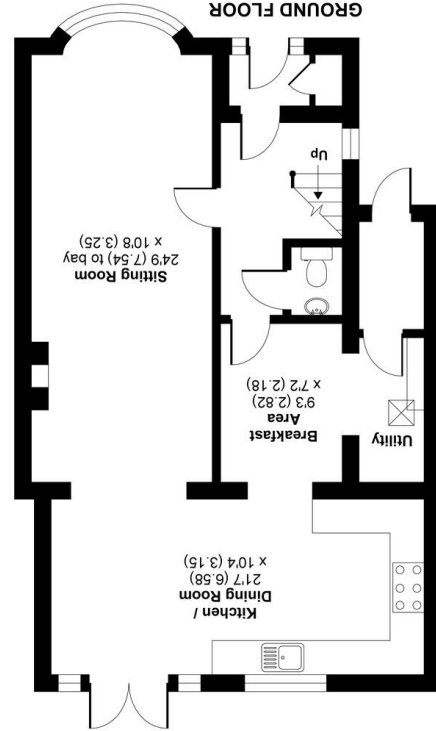
### Nearest Schools

- Wells

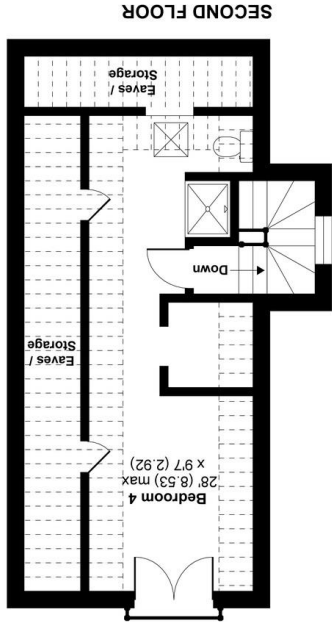
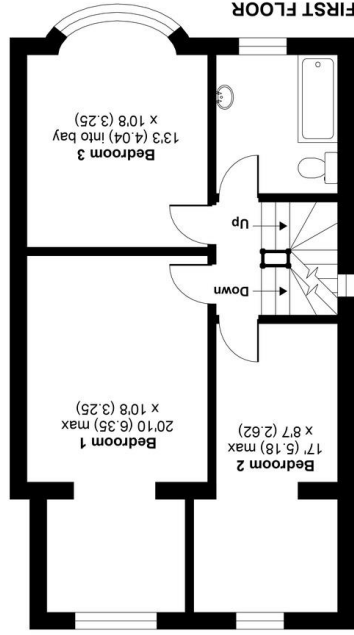
**WELLS OFFICE**  
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for Cooper and Tanner. REF: 788828



Denotes restricted head height



**Elm Close, Wells, BA5**  
 Approximate Area = 1586 sq ft / 147.3 sq m  
 Limited Use Area(s) = 262 sq ft / 24.3 sq m  
 Total = 1848 sq ft / 171.7 sq m  
 For identification only - Not to scale

