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Guide Price £330,000

9 Everett Close  
Wells  
BA5 3JG

COOPER  
AND  
TANNER



# 9 Everett Close

## Wells

### BA5 3JG

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## Guide Price £330,000 - Freehold

### DESCRIPTION

Situated in an elevated cul de sac on the eastern side of Wells is this deceptively spacious four bedroom semi-detached home with versatile living accommodation, sunny garden, parking and views towards Wells Cathedral.

Upon entering is an entrance porch with window to the front and plenty of space for shoes and coats. From here a door opens into the generously proportioned sitting room with large picture window to the front, coved ceiling and fireplace with stone and slate hearth and woodburning stove as the focal point. On either side of the chimney breast are half height alcoves. Glazed double doors lead through into the dining room with wood effect floor and space to accommodate a table to seat six to eight people comfortably. Open to the dining room is the kitchen, a bright room, formerly the conservatory and featuring plenty of cabinets with ivory gloss doors and drawers topped with dark speckled laminate worktops. Within the kitchen is a one and a half bowl sink, space for a range cooker, space for a fridge freezer, windows overlooking the garden and a door to the garden. From the sitting room a door opens to an inner hallway with staircase to the first floor and large understairs cupboard. To one side is a versatile room with window to the side and housing the 'Logic' wall mounted combi-boiler. This room is currently used as an office but could equally be used as a playroom or ground floor bedroom. Across the hall is a utility area with door to the side and space for a stacked washing machine and tumble dryer. The ground floor bathroom is a good size and features a 'P' shaped bath with shower overhead, WC and vanity wash basin.

Wide stairs lead up, past a side window, to the first floor landing giving access to the four bedrooms and a WC with wash hand basin. The principal bedroom is a generous double with part vaulted ceiling, window overlooking the rear garden and a dressing area with built-in wardrobes. Adjacent, also with garden view, is a second double bedroom with laminate floor and part vaulted ceiling. To the front is another generous double bedroom with laminate floor and views towards Wells Cathedral. The fourth bedroom is a generous single or cosy double, with part vaulted ceiling and far-reaching views.

### OUTSIDE

Approaching the house is a driveway for three to four cars with a pathway leading to the rear garden and to the front door. The gardens to the front are enclosed by mature hedges and are mainly paved with a raised border planted with shrubs and flowering plants. In the centre of the paved area is a circular bed planted with a mature shrub.

The rear garden can be accessed from the kitchen, side door and side gate is fully enclosed and laid out over several levels. Outside the kitchen is a paved patio area. Steps lead up to a further paved area with space for outside furniture and entertaining. There are raised areas ideal for pots or further seating and steps leading up to the lawn. A central path leads to the rear of the garden, where there is a raised timber deck - ideal for outside furniture and entertaining. Being slightly elevated, the garden benefits from the sun throughout the day.

### 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

By appointment with Cooper and Tanner. Tel: 01749 676524

### DIRECTIONS

From central Wells take the B3139 - St. Thomas Street (signposted to Bath) continue along St. Thomas Street passing the Budgens Petrol station on your right. Take the next left into Hawkers Lane and take the first turning on the right into Everett Close.

REF:WELJAT20032026

#### Local Information Wells

**Local Council:** Somerset

**Council Tax Band:** B

**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



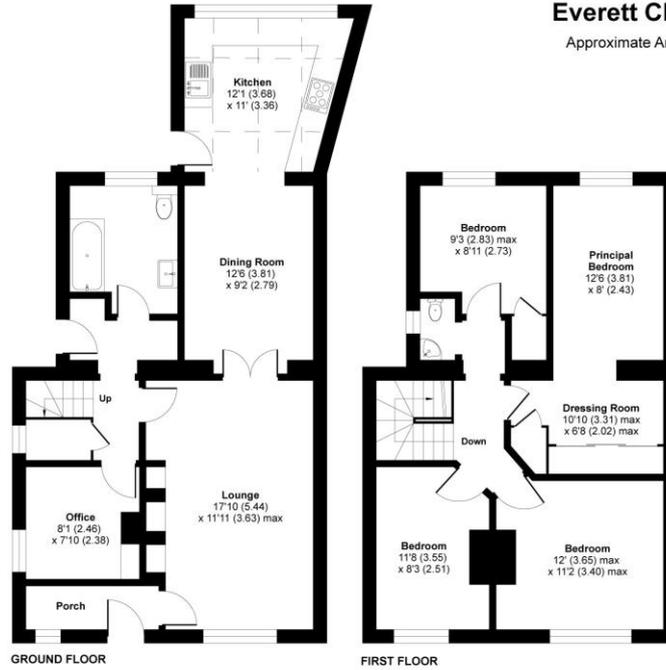
#### Nearest Schools

- Wells



## Everett Close, Wells, BA5

Approximate Area = 1340 sq ft / 124.4 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). © nichcom 2026. Produced for Cooper and Tanner. REF: 1429739



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