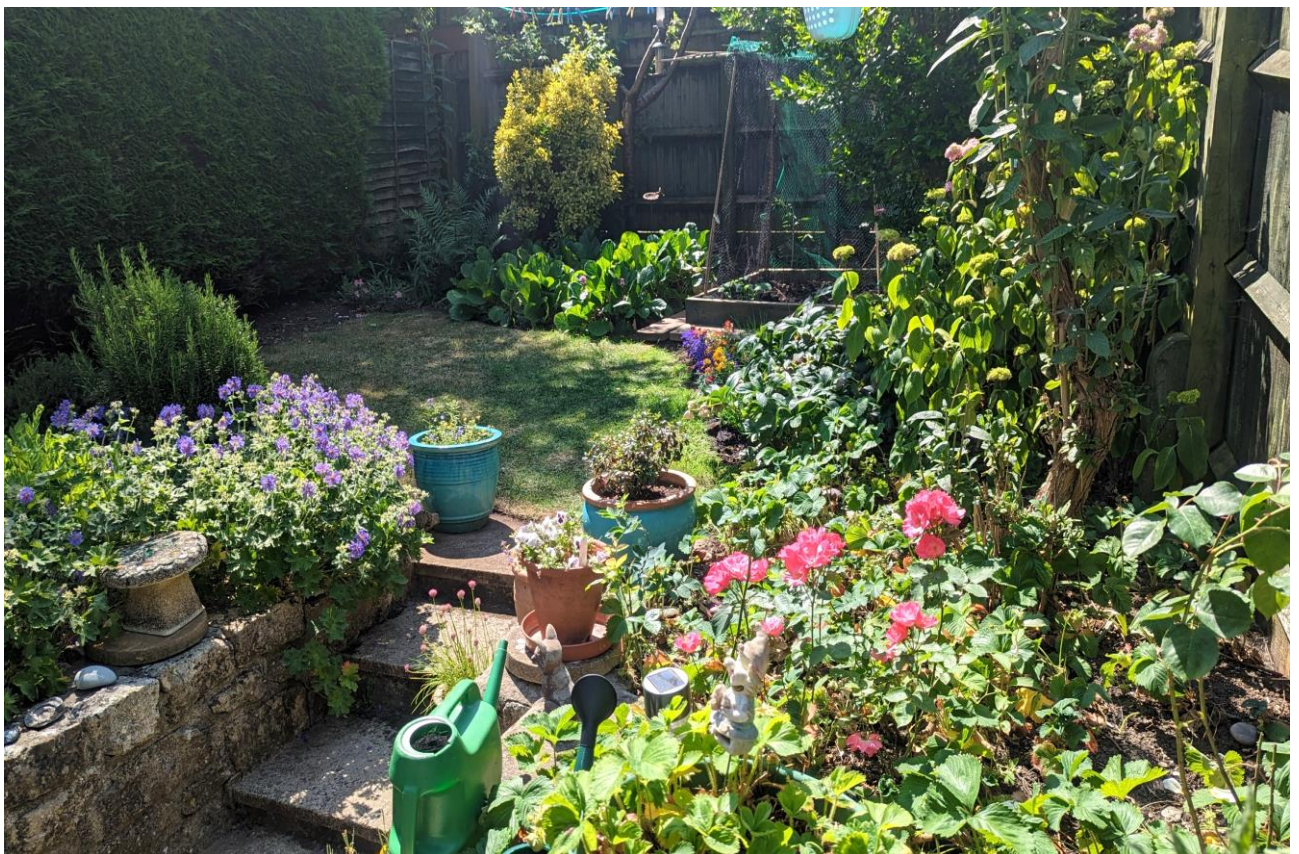


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£265,000 Freehold

19 Golding Close  
Wells  
BA5 2FL

COOPER  
AND  
TANNER



# 19 Golding Close Wells BA5 2FL

 2  1  2 EPC D

£265,000 Freehold

## DESCRIPTION

An extended two bedroom semi-detached home situated within a quiet cul de sac with south facing gardens and parking. The property is conveniently located within a 10-15 min stroll into the city centre whilst also being close to the leisure centre and beautiful countryside walks.

Upon entering the house is a light and bright hall with ample space for shoes and coats leading through into the spacious sitting room. The sitting room has a lovely aspect over the front garden and has ample space for furniture along with a dining table if desired. The kitchen/dining room features an array of fitted units with an electric oven, electric hob along with space for a washing machine and dishwasher and views over the pretty rear garden. To one side is space for a table to seat 2-4 people. From the kitchen is an inner hall with a door opening out to the patio and gardens beyond. Completing the ground floor is a wet room which comprises a shower, toilet, wash hand basin and heated towel rail.

To the first floor are two well-proportioned double bedrooms, one looking out over the gardens and the other having an open aspect to the front with a view towards the Mendip Hills. The bathroom comprises; a bath with shower above, toilet, wash hand basin and heated towel rail.

## OUTSIDE

The south facing gardens have been beautifully tended to by the current owners over the past 20 years and features an array of flowers, mature shrubs, established rose bushes, trees, hedging along with a vegetable patch. A patio at the rear of the house makes for a perfect area for outside furniture and entertaining. An area to the side which could be used for an extension (subject to planning) is currently

used for side access and for two wooden sheds for additional storage. To the front of the property is a parking area and a footpath leading to the front door.

## 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

Proceed out of Wells on the A371 signposted Cheddar onto the Portway. Take the first right into Charter Way. Proceed along Charter way passing Barnard Court on the left. Take the next turning on the right into Lethbridge Road, take the second turning on the right into Golding Close.

REF:WELJAT16062023

### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** B

**Heating:** Electric heating

**Services:** Mains drainage, water & electricity

**Tenure:** Freehold



### Motorway Links

- M4
- M5



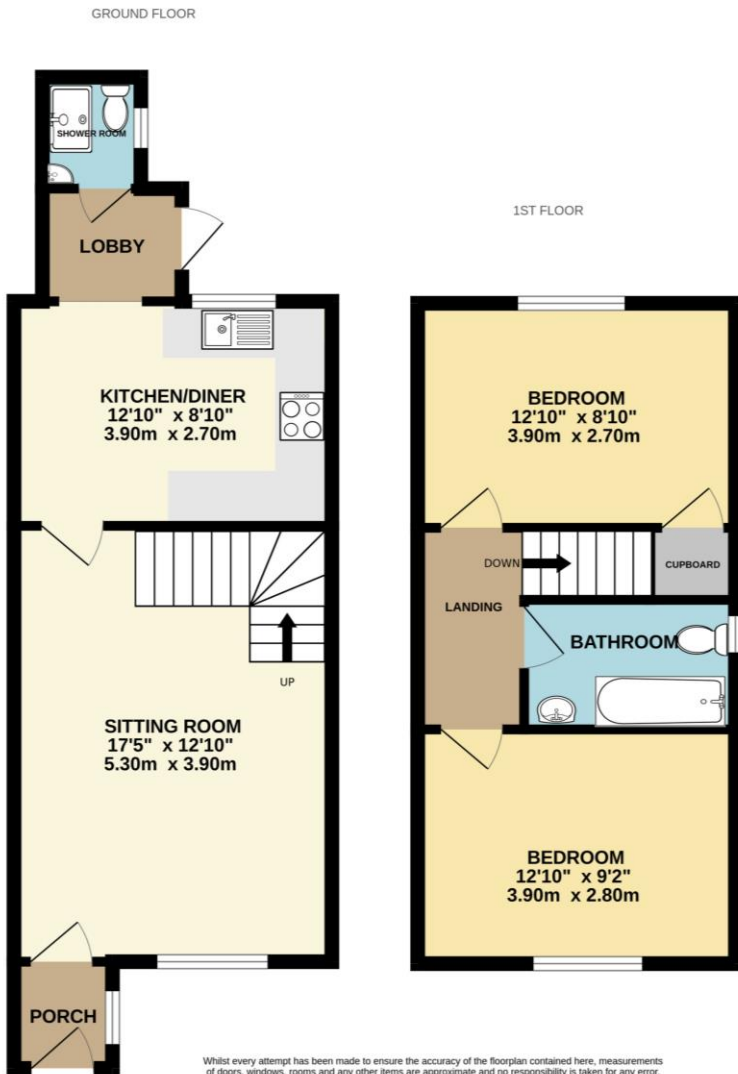
### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



### Nearest Schools

- Wells



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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**COOPER  
AND  
TANNER**

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