



7 Elm Close, Wells, BA5 1LZ

£475,000 Freehold

COOPER  
AND  
TANNER







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## DESCRIPTION

Situated on the western fringes of the city and benefiting from views of the Mendip Hills, is this beautifully presented and deceptively spacious, three double bedroom, detached bungalow. The property has been within the same ownership for the last 33 years, having been enhanced and extended by the current owners it now offers a wonderful home for either a family or downsizers whilst still offering further potential subject to the necessary consents.

Upon entering the property is a spacious entrance hall with space for shoes and coats. Situated at the rear of the house is the kitchen with a dual aspect and door opening out to the gardens. The kitchen comprises a range of fitted storage units along with space for a washing machine, fridge/freezer, tumble dryer and dishwasher. Also within the kitchen is a larder style cupboard, eye level double oven and 5 ring gas hob. The sitting/dining room can also be found to the rear of the property with a gas fire with marble surround as the

focal point and wonderful views looking out over garden and the Mendip Hills in the distance. The inner hallway leads to the three double bedrooms, one currently being used as a further reception room. To the front are two bedrooms, both good sized doubles with bay windows and fitted storage. The third double features a view out towards the enclosed rear gardens. A shower room features a large corner shower, w/c and wash hand basin.

## OUTSIDE

Approaching the property is a driveway to accommodate three to four cars comfortably bordered by shrubs and flowers with an access path leading down the side of the property to the garden. The gardens have been lovingly tended by the current owners who have created several seating areas to enjoy the sun throughout the day. Within the garden is a summerhouse, green house, shed/workshop (12ft x 8ft), pond, mature trees, lawns and a wide variety of shrubs and flowering plants.

















## 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

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

## DIRECTIONS

From the Wells office, continue along Priors 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 then turn left onto the B3139 signposted to Wookey. Continue for approx 200m and the property can be found on the right hand side.

REF:WELJAT27012025



### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** D

**Heating:** Gas central heating

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

**Tenure:** Freehold



### Motorway Links

- M4
- M5



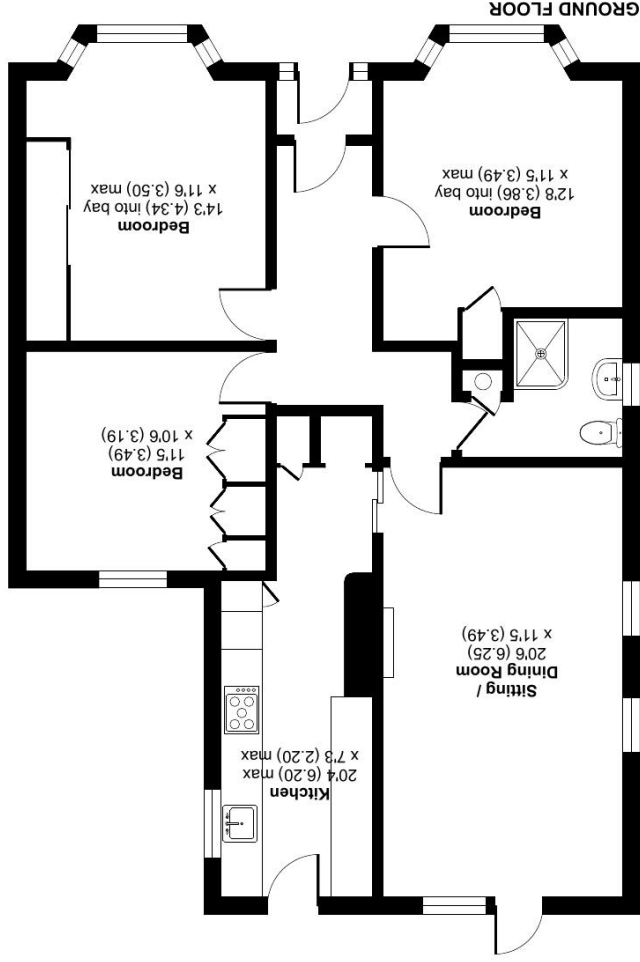
### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



### Nearest Schools

- Wells



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2025.  
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**Elm Close, Wells, BA5**  
Approximate Area = 986 sq ft / 91.6 sq m  
For identification only - Not to scale

**WELLS OFFICE**  
telephone 01749 676524  
19 Broad Street, Wells, Somerset BA5 2DJ  
[wells@cooperandtanner.co.uk](mailto:wells@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**



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