



 4  1-2  2 EPC D

£330,000 Freehold

5 Harewell Walk
Wells
BA5 2EZ

COOPER
AND
TANNER



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DESCRIPTION

A deceptively spacious four bedroom family home, situated within a quiet cul-de-sac on the Western fringes of Wells, close to amenities. The property benefits from versatile accommodation, a south facing rear garden, garage and parking.

Upon entering is a spacious entrance hall with a storage cupboard, ideal for 'day to day' storage along with shoes and coats. The dual aspect sitting/dining room features a modern inset wood burner as the focal point along with plenty of space for comfortable seating. The dining area has ample space for a dining table and chairs to accommodate four to six people along with French doors leading out to the sunny rear garden. Adjacent to the dining area is the well-appointed kitchen with an array of white Shaker style fitted units and integrated appliances including, gas hob, gas oven, fridge/ freezer, dishwasher and washing machine along with a door to the garden. Beyond the kitchen, is a downstairs shower room comprising of a shower, WC and wash basin, along with the downstairs bedroom. The bedroom is a good sized double and has doors leading out to the garden, perfect for multigenerational living or as a home office or playroom, if desired.

To the first floor are three bedrooms and the family bathroom. Two of the bedrooms are double in size with views of fields in the distance and one having fitted wardrobes. The third bedroom is single in size and would make a great office, if required. The family bathroom comprises; a bath with shower above, toilet, wash hand basin and heated towel rail.

OUTSIDE

The garden has a direct southerly aspect, benefitting from the sun throughout the day. Designed to be low maintenance, the garden is mainly laid to patio and has a stone-built outhouse which has been used as a workshop and storage space. A pedestrian gate leads out to the rear, where the

garage can be found directly behind the property. Adjacent to the garage is a parking space and log store. To the front of the house, is a parking area with plenty of parking on a 'first come first served' basis,

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 from Broad Street into Priors Road, at the roundabout take the 2nd exit on to the A39 Glastonbury Road. After approx. 250m take the right hand turning into Jocelyn Drive. Take the fourth turning left into Martins Close. And turn left into the parking area for Harewell Walk. Proceed on foot, via the path for approx 20m and the property can be found on the left hand side. Access to the garage at the rear can be had from Stillington Close. For viewing purposes, please meet our representative at the front of the property.

REF:WELJAT09052025

Local Information Wells

Local Council: Somerset

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



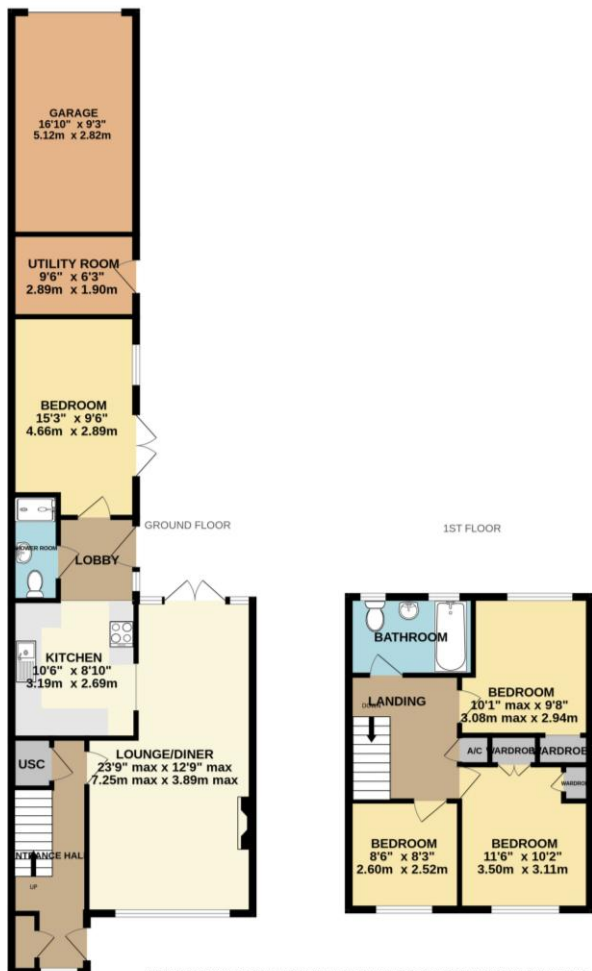
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

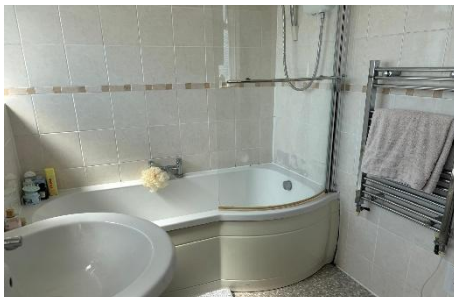


Nearest Schools

- Wells



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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