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 EPC D

Freehold £325,000

7 Market Street
 Wells
 BA5 2DS

COOPER
 AND
 TANNER



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 2  2  1 EPC D

£325,000 Freehold

DESCRIPTION

A charming two bedroom cottage set within the heart of the city. The extended property has also been upgraded in recent years with the benefit of new windows (installed in 2020).

Upon entering the property is an entrance hall opening to a spacious sitting/dining room with a lovely southerly aspect overlooking the garden. The room has ample space for furniture along with built-in storage cupboards and a fireplace, which could be opened up for a wood burner, if desired. The kitchen comprises a range of wall and base units with an electric cooker, gas hob, plumbing for white goods, breakfast bar for two and still space having for a small dining table.

To the first floor is the main bedroom with two windows to the front and fitted wardrobes. Adjoining the main bedroom is a further room which could be used as a study or walk-in wardrobe, if desired. The bathroom comprises a bath with shower above, toilet, wash basin and fitted storage.

To the second floor is a further double bedroom with the benefit of fitted wardrobes.

OUTSIDE

The south facing garden is situated at the front of the property, designed to be low maintenance and a perfect area for outside furniture with trellis and climbing plants. A hard standing area, which is gated, has previously been used for parking for two cars albeit a dropped curb would

need to be installed to allow for official parking at the property (subject to obtaining the necessary consents).

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

On Foot - From our office in Broad Street turn left and then first right into Queen Street. Take the first left into Market Street and the property can be found after approximately 100m on the right hand side.

REF:WELJAT20082025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: B

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity.

Tenure: Freehold



Motorway Links

- M4
- M5



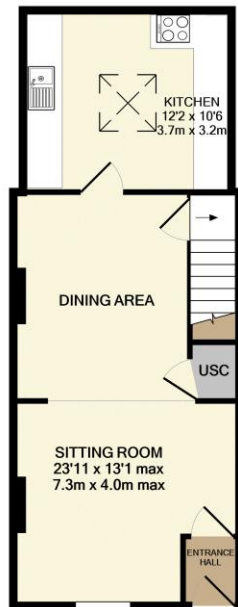
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

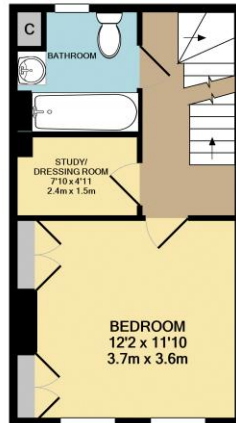


Nearest Schools

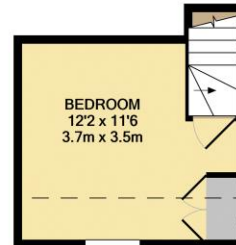
- Wells



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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WELLS OFFICE
telephone 01749 676524
19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

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