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 EPC D

Guide Price £295,000

2 Silver Street
 Wells
 BA5 1UN

**COOPER
 AND
 TANNER**



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Guide Price £295,000 Freehold

DESCRIPTION

Set in the heart of Wells, on a no through road and just a stone's throw from the Bishop's Palace, Cathedral and High Street, is this delightful, well-proportioned two bedroom cottage offered with no onward chain.

Upon entering the cottage is an entrance hall with space for shoes and coats leading to an inner hall for additional storage and providing a direct route through the property to the shared garden to the rear. The sitting is situated at the front of the property, benefitting from a sunny southerly aspect, sash windows and a wood burner as the focal point. The dining room is central to the cottage with a view out to the garden, a feature fireplace and space for a table to seat four people. The kitchen comprises a range of fitted units with wooden doors, an electric oven, electric hob, space for a washing machine and view into the courtyard.

Stairs rise to the first floor with an exposed stone feature wall along the landing leading to the bathroom and two spacious double bedrooms, both of which look out to the front of the house. The bathroom comprises a bath with shower above, toilet, wash hand basin and heated towel rail.

OUTSIDE

To the rear of the property is a shared courtyard garden - shared with one neighbouring property. The courtyard is mainly laid to paving with a gravel border, ideal for pots and planting. There is space for outdoor furniture and a

dedicated stone store, ideal for garden storage. On street parking is available on the street outside.

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 including Wells Blue School.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Kings' School, Bruton, 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 our office in Broad Street, take the first left into St. Johns Street. At the end of the road turn right into Southover and then first left into Silver Street, follow the road round to the left and the property can be found on the left.

REF:WELJAT11042025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage

Tenure: Freehold



Motorway Links

- M4
- M5



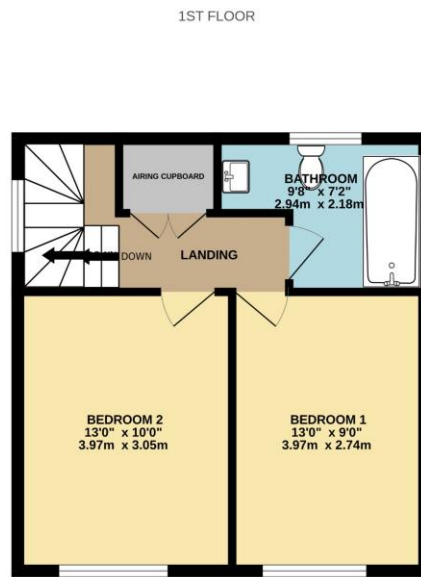
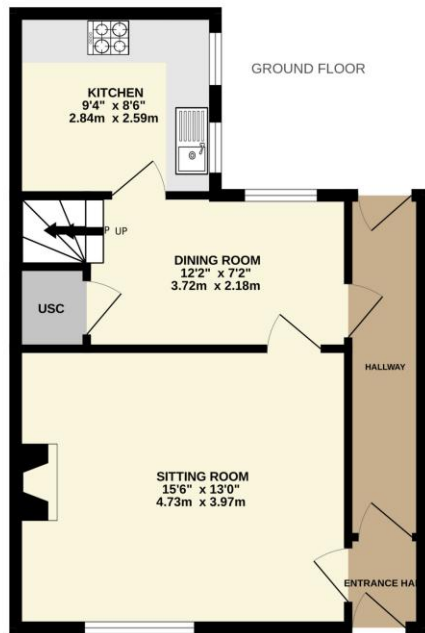
Train Links

- 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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WELLS OFFICE

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AND
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