



48 Welsford Avenue, Wells, BA5 2HY

£450,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

An exceptional four bedroom family home situated on a corner plot in a highly sought after quiet area of Wells within close proximity to the city centre. The property has been extensively renovated and extended by the current owners to the highest of standards throughout.

Upon entering the house is a spacious and light entrance hall with a storage cupboard for shoes and coats, downstairs w/c and a beautifully finished bespoke oak and glass staircase to the first floor. The kitchen/dining room benefits from a dual aspect and an abundance of natural light along with French doors opening out to the patio and gardens beyond. The kitchen comprises a range of fitted units with soft close doors and drawers topped with wooden worksurfaces, a double electric oven, induction hob, integrated dishwasher, fridge/freezer and ample space for a dining table to accommodate six to eight people whilst having lovely views over the gardens. The sitting room also benefits from a wonderful dual aspect with views out to the garden. The sizable room features wooden panelling and a bi-ethanol fireplace as the focal point.

To the first floor are four well-proportioned bedrooms and the main family bathroom. The principal bedroom is a spacious double with bespoke fitted wardrobes and hidden ensuite shower room.

Following the style of the rest of the house, the fully tiled ensuite has been finished to an exacting standard with a large walk-in shower, toilet, twin basins, storage and heated towel rail. Two further double bedrooms are accessed from the landing, one having views to the front and the other over the rear gardens. The fourth bedroom is a good sized single or would make a brilliant home office if desired. The bathroom comprises a bath with shower above, toilet, wash hand basin and heated towel rail.

OUTSIDE

The property is situated on a large corner plot with the main garden to the rear laid to lawn with a patio area and decking area, perfect for outside furniture and entertaining benefitting from the sun throughout the day. To the side of the house is a further patio with an outside kitchen area, perfect for BBQs with friends and family. Approaching the property is a parking area for three cars comfortably, with a further space in front of the studio.

STUDIO

Situated at the far end of the garden is a wonderful studio, currently used as a hairdressers salon with light, water and a w/c with wash hand basin. The room would make a wonderful area for a home office, art studio, games room or hobby room if desired.









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

From the Wells office continue down Priory Road to the roundabout. At the roundabout take the third exit on to Strawberry Way. Continue straight across the first set of traffic lights. At the next set of traffic lights turn right on to Portway. Continue over the pedestrian crossing and at the next set of traffic lights turn left into Wookey Hole Road. Continue for approx. 200 metres and turn left into Blake Road. At the end of the road turn right into Welsford Avenue. Number 48 can be found immediately on your right (on the corner of Welsford Ave & Blake Road)

REF:WELJAT26122024



Local Information Wells

Local Council: Mendip District Council

Council Tax Band: C

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

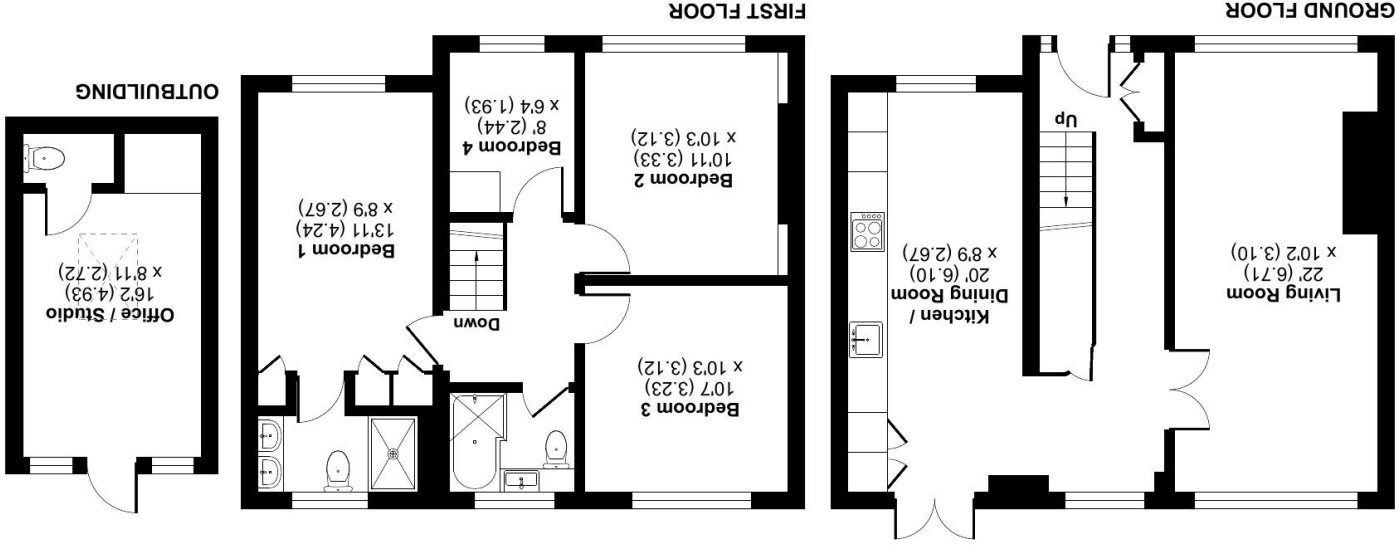


Nearest Schools

- Wells

Welford Avenue, Wells, BA5

Approximate Area = 1156 sq ft / 107.4 sq m
 Outbuilding = 144 sq ft / 13.4 sq m
 Total = 1300 sq ft / 120.8 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nhcocom 2023.
 Produced for Cooper and Tanner. REF: 965522

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