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 EPC D

£215,000 Freehold

20 Sheldon Drive  
 Wells  
 BA5 2HB

**COOPER  
 AND  
 TANNER**





# 20 Sheldon Drive

## Wells

### BA5 2HB

 2  1  1 EPC D

£215,000 Freehold

#### DESCRIPTION

A splendid two bedroom terraced house with garden and allocated parking situated within close proximity of the city centre and offered with no onward chain. The property has been in the same ownership for over 26 years and now would benefit from some updating cosmetically and having central heating fitted but would make for a perfect first-time purchase or investment.

Upon entering the house is an entrance porch with space for coats and opening into the sitting room. The spacious sitting room benefits from a view to the front and has a gas fire as the focal point. The kitchen/dining room benefits from a view overlooking the enclosed rear garden and features an array of units with space for appliances and space for a table to seat two to three people.

To the first floor are two double bedrooms, one housing the airing cupboard and looking over the garden. The larger of the two bedrooms has a front aspect. The bathroom comprises a bath with power shower above, toilet and wash hand basin.

#### OUTSIDE

The gardens have been designed to be low maintenance with an area of lawn, climbing plants and a patio area, perfect for outside furniture. To the front of the house is an allocated parking space.

#### 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 our offices, continue along Priory Road to the roundabout. At the roundabout take the third exit into Strawberry Way. Take the first left into Sheldon Drive first right, still Sheldon Drive, into a cul-de-sac. The property can be found on the right.

REF:WELJAT09072025

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** B

**Heating:** Gas fire

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

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

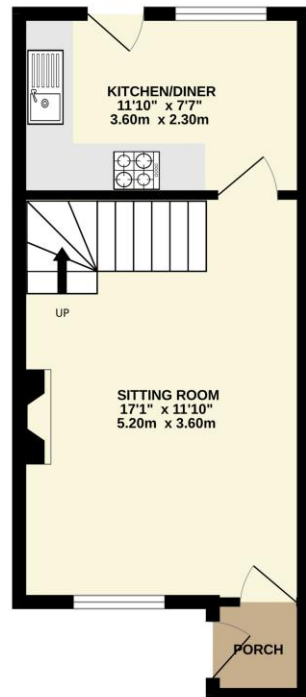
- Castle Cary
- Bath Spa
- Bristol Temple Meads



#### Nearest Schools

- Wells

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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