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 EPC D

£285,000 Freehold

20 Coronation Road
 Wells
 BA5 2BU

**COOPER
 AND
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DESCRIPTION

Set in a popular location, overlooking green space, is this spacious double fronted three bedroom mid terrace house with parking and a generous enclosed garden. The property has been improved by the current owners and is situated within a short walk of the centre of Wells.

Upon entering the property is an entrance hall, with space for coats and shoes, which opens into the large open plan kitchen/dining/family room with an array of Shaker style units, gas hob, electric oven, breakfast bar and ample space for a dining table and comfortable seating. Under the stairs is plenty of space for an American style fridge freezer or further cupboards if required, a useful understairs cupboard provides further storage. Off the dining area is a cloakroom with WC, wash hand basin and plumbing for a washing machine. A door leads out from the kitchen/diner to the front parking area and French doors lead to the patio and generous garden beyond. The sitting room benefits from a dual aspect with a woodburning stove and modern, industrial style feature shelving.

To the first floor is a landing with a view over the garden and an airing cupboard housing the combi-boiler. The master bedroom is a generous size and overlooks the green. A further double bedroom with built a built-in cupboard also benefits from a view over the green. The third bedroom, a generous single, currently has a built-in cabin style bed with space underneath but could also be used as a small double if required.

OUTSIDE

To the front of the house is a gravelled parking area for two/three cars with mature planting around the edges and two doors leading into the house. French doors lead out to

the rear onto to the patio, with plenty of space for outside furniture. The garden is particularly generous in size and is laid to lawn with mature hedging to both sides and a small tree. At the bottom of the garden is a wooden shed and two log stores.

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.

DIRECTIONS

From the Wells Office turn left onto Priory Road and carry on to the roundabout. At the roundabout take the third exit on the A39. At the next traffic lights turn left onto Burcott Road then take the second right into Balch Road. Continue up the hill and into Coronation Road, continue along with the green on your right and then take the next right, still Coronation Road. The property, which is painted green, can be found on the left.

REF:WELJAT12012022

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: B

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



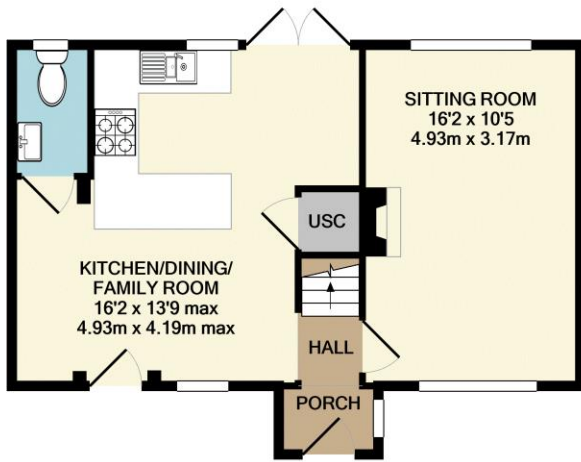
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

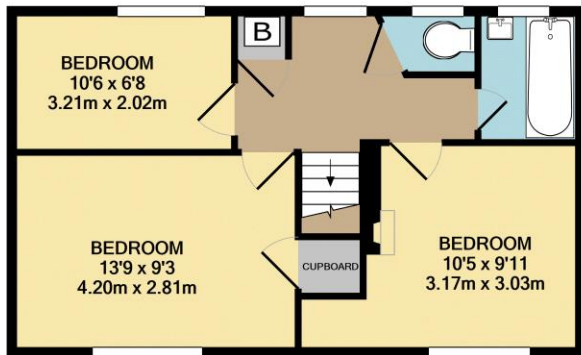


Nearest Schools

- Wells



GROUND FLOOR



1ST FLOOR

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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