



 3  2  1 EPC D

£320,000 Freehold

19 Somerleaze Close
Wells
BA5 1UD

**COOPER
AND
TANNER**



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DESCRIPTION

Set in a quiet cul de sac, within easy walking distance of the High street and amenities, is this splendid three bedroom semi-detached family home with a garage, parking and south-west facing garden. The property offers potential for further enhancements and is offered to the market with no onward chain.

Upon entering the home is a spacious entrance hall opening into the sitting room, a light and airy room with large picture window to the front, an electric fire as the focal point and storage cupboard beneath the stairs. Double glazed doors lead through to the kitchen/dining room, which runs the width of the house and features ample storage cupboards, space for an electric oven, fridge/freezer and washing machine, along with ample space for a table to seat four to six people. Both a sliding door and a single glazed door, open out to the conservatory, a super extra reception room with views and further access out to the garden.

To the first floor are three bedrooms and the family bathroom. The principal bedroom is a good size with built-in wardrobe and a window to the front. The second bedroom is again double in size and benefits from a built-in wardrobe and view over the garden to the rear. The third bedroom is a great single bedroom, with front aspect, and could equally be utilized as fantastic home office, if desired. The bathroom comprises a bath with shower above, toilet and vanity wash basin.

OUTSIDE

The garden to the rear is fully enclosed and is mainly laid to lawn with borders planted with shrubs and bushes. To the side the back of the house is a patio area, perfect for outside furniture and entertaining. From the garden is a pedestrian

door into the garage which has an 'up and over' door to the front. A paved driveway provides parking in front of the garage.

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 the Wells office continue along Priory Road to the roundabout. At the roundabout take the second exit onto Glastonbury Road. Continue along Glastonbury road for approx. 300 metres and then turn right into Jocelyn Drive. Then take the third right into Keward Avenue. Continue for approx. 400m, following the road around to the left. Take the next left into Somerleaze Close.

REF:WELJAT31012026

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating

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 (primary and secondary)

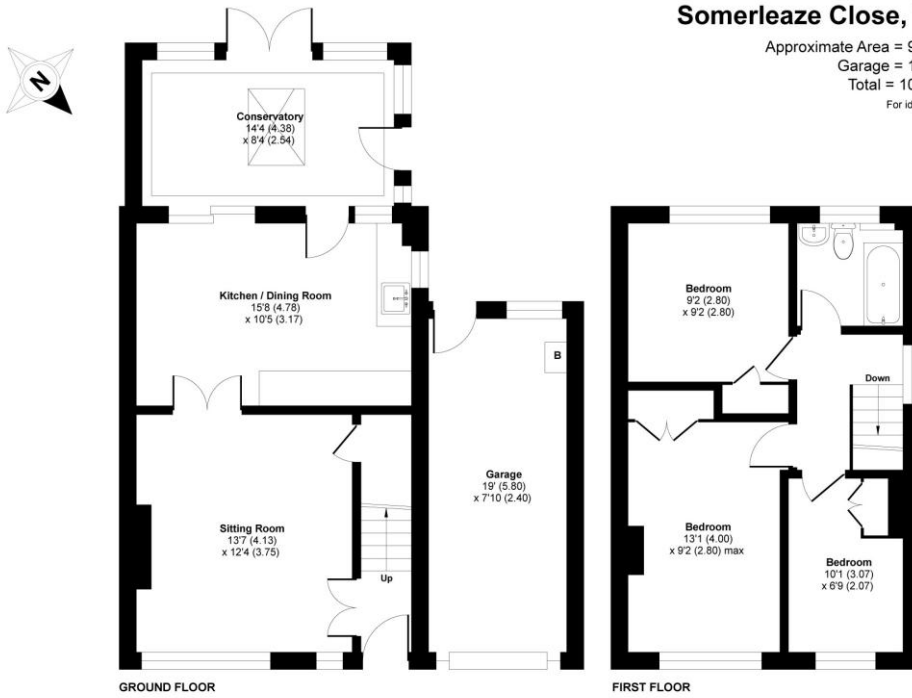
Somerleaze Close, Wells, BA5

Approximate Area = 902 sq ft / 83.7 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1052 sq ft / 97.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Cooper and Tanner. REF: 1435915



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 AND
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