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 EPC D

£325,000 Freehold

21 North Road
 Wells
 BA5 2TL

**COOPER
 AND
 TANNER**



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DESCRIPTION

Brought to the market for the very first time since its construction in the early 1900s, this charming three-bedroom end-of-terrace period home is offered in immaculate condition throughout. The property has been recently refreshed with new carpets, redecoration, and the installation of a brand new combination boiler (all 2025). Set on a generous plot, the home boasts an impressive rear garden extending over 100 feet in length, perfect for families, gardeners, or those seeking tranquil outdoor space.

Inside, the ground floor comprises a bright and welcoming sitting room featuring a bay window to the front. This elegant space flows naturally into a dining area, comfortably accommodating a table for four to six, and benefitting from a dual aspect, allowing natural light to flood the room throughout the day. The kitchen is fitted with a range of wall and base units, an integrated electric oven and gas hob, with space and plumbing for a washing machine. A side door provides access to a pathway leading to the rear garden, while a further internal door opens to the ground floor bathroom, fitted with a bath, WC, wash basin, and a cupboard housing the new boiler.

Stairs rise to the first floor, where the spacious landing leads to three bedrooms. The principal bedroom sits at the front, with two windows offering plenty of natural light. A second double bedroom enjoys peaceful garden views, while the third bedroom, ideal as a single room or home office, sits quietly at the rear. A separate WC with wash hand basin completes the first-floor accommodation.

OUTSIDE

A door from the kitchen opens onto a private walled patio area, currently used for additional outdoor storage and bin space. A pathway runs along the side of the property, providing convenient access from the front to the rear garden. Stretching over 100ft in length, the garden enjoys sunlight throughout the day and offers a fantastic opportunity for landscaping or personalisation. Mainly

laid to lawn, it also features a selection of mature shrubs and bushes. With its generous proportions and sunny aspect, this outdoor space is ideal for entertaining or relaxing.

AGENTS NOTE: To the rear, there is a right of access to the neighboring property.

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 central Wells take the B3139 (St. Thomas Street) signposted to Bath. Continue up St. Thomas Street and take the first left into North Road. Number 21 can be found a little further along on the right.

REF:WELJAT09022026

Local Information Wells

Local Council: Somerset Council

Council Tax Band: B

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

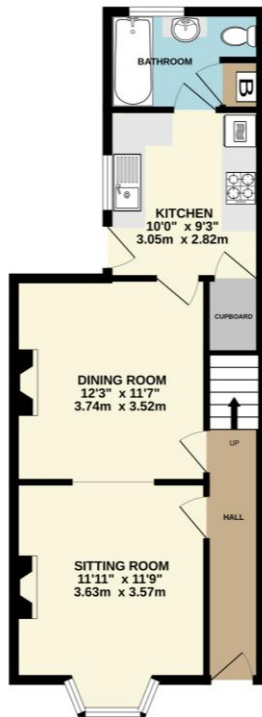
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

GROUND FLOOR
507 sq. ft. (47.1 sq.m.) approx.



1ST FLOOR
446 sq. ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 953 sq. ft. (88.5 sq.m.) approx.

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 misstatement. 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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