



 4  1  3 EPC C

£285,000 Freehold

2 Bay View,
Union Street,
Wells, BA5 2SA

**COOPER
AND
TANNER**



2 Bay View

Union Street

Wells, BA5 2SA

 4  1  3 EPC C

£285,000 Freehold

Description

A substantial four bedroom town house situated within the centre of Wells with a private garden. The property has been completely redecorated throughout and is offered with no onward chain.

Upon entering the property is a spacious entrance hall with space for coats and shoes. From the hall is a single bedroom/study with front aspect. A shower room, also accessed from the hall, comprises; corner shower cubicle, WC and wash basin. The kitchen /dining room comprises a range of Shaker style wall and base units along with gas hob, electric cooker, space for a fridge freezer and space and plumbing for a washing machine. A large bay window with window seat is an attractive focal point and has a view over the courtyard garden. There is plenty of space for a table to seat six to eight people comfortably.

Stairs lead down to the lower ground floor which comprises; the sitting room, a double bedroom and a shower room. The sitting room is a good size with built-in cupboard, ideal for 'day to day' storage, along with French doors leading out to the courtyard garden. The double bedroom, with front aspect, has a window and door to the front lower courtyard, giving the option of separate access to this room, ideal if you wanted to run a business from home (subject to the necessary consents). A shower room leads off the lower landing and comprises; corner shower, WC and wash basin.

From the ground floor, stairs lead up to the first floor with two further double bedrooms and the family bathroom. The principal bedroom with rear aspect is a generous size with built-in wardrobe. The second bedroom benefits from a front aspect. The family bathroom comprises a bath, WC and wash basin. From the first floor a loft hatch, with drop down loft ladder, leads to a fully boarded and plastered loft with light and power, roof window and housing the boiler and hot water cylinder.

Outside

Steps lead up to a paved terrace and the front door. A further set of steps lead down to the lower front courtyard with access to the lower ground floor bedroom and a store area, ideal for bins and recycling. To the rear of the property, accessed from the sitting room is a good size, fully enclosed, courtyard which is fully paved for ease of

maintenance. The property is tenanted and the astroturf and pots belong to the tenant.

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 is strictly by appointment with Cooper and Tanner. Tel: 01749 676524

Directions

By car – From our offices in Broad Street turn right into Queen Street. At the end if the road turn left into the bottom of the high St and follow the road round to the right into Priest Row. At the end of the road turn left (no right turn) and then go all the way round the mini roundabout back into Chamberlain Street. Continue for 100m and then turn right into Union Street Car Park. Where the property can be found at the far side of the car park, next to Whiting and sons.

On foot – From our offices in Broad Street turn right and walk up to the High Street. Cross on the zebra crossing and continue straight ahead into Union Street passing the library on your left. Immediately after the library is an arch leading to a footpath. Follow the footpath into the car park where the property can be found a little further along on the left.

REF:WELJAT23092022

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: D

Heating: Gas central heating

Services: Mains drainage, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



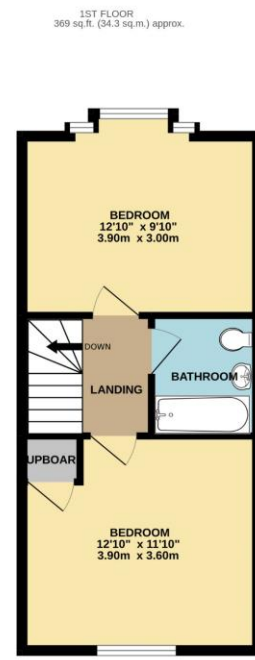
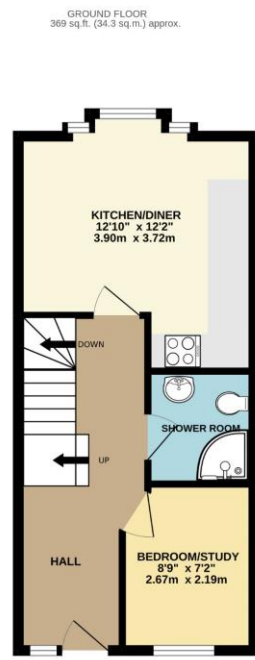
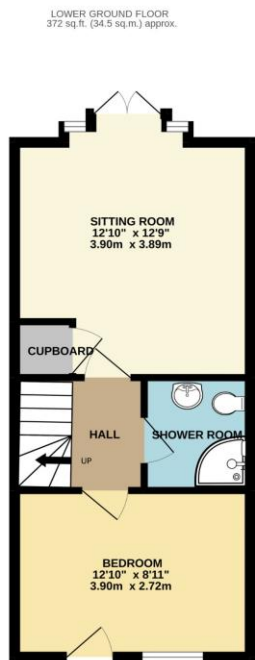
Train Links

- Castle Caty
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells



TOTAL FLOOR AREA : 1110 sq.ft. (103.1 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 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.

Made with Metropix ©2022



WELLS OFFICE
 telephone 01749 676524
 19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk



Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

