



3 Glastonbury Road, Wells, BA5 1TW

£695,000 Freehold

COOPER
AND
TANNER



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DESCRIPTION

A beautiful period property with a wealth of original features situated within a stone's throw of the city centre, occupying a substantial plot with parking for three cars and a larger than average garage with further potential. The property comprises; three reception rooms, kitchen, conservatory, cloakroom, four bedrooms (one ensuite) and a family bathroom. The property is offered to the market with NO ONWARD CHAIN.

Upon entering the house is a grand entrance hall with an ornate stained glass window and a downstairs w/c. At the front of the house is a lovely lounge with a wood burner as the focal point, a bay window overlooking the front gardens and features such as original wooden floors, ornate cornicing and picture rail. A sitting room can be found in the centre of the house with an electric fire as the focal point and French doors opening out to the garden room. The room has a marvellous view looking out over the south facing gardens and benefiting from an abundance of natural light making it a lovely room for sitting or dining. The kitchen comprises a range of fitted units topped with granite worksurfaces featuring an electric double oven, built-in microwave, electric hob, a washing machine and tumble dryer. The kitchen also features a breakfast bar for two people, a lovely view over the

garden and door opening to a side porch providing access to both the front and back gardens. Adjoining the kitchen is the dining room, a lovely room for formal dining with a larder style cupboard.

To the first floor is a spacious landing leading to four bedrooms and the family bathroom. Two of the bedrooms are large doubles with one having a bay window and ensuite shower room and the other having fitted wardrobes and a gorgeous garden view. Two further bedrooms can be found from the landing, one being a good sized single with fitted wardrobes and the other being a good sized single/small double. The family bathroom comprises; a bath and wash hand basin with a separate w/c.

OUTSIDE

Approaching the property is a low maintenance garden with gravel, a variety of shrubs and pathway leading to the front door. The southerly gardens to the rear have been beautifully tended to over the years with an abundance of bushes, flowers and shrubs along with climbing plants and raised beds. Within the garden are various areas to sit and enjoy the sun with a patio area adjacent to the garden room and a lower patio, to take advantage of the evening sun, which features a small pond. A pathway from the garden









OUTSIDE (continued)

leads to the parking and garage. The garage features a single door but is double in size featuring electric making it a great space for either a car, storage or offering vast potential to be used as either a studio, office or annex, subject to the necessary consents. The parking area provides space for three cars comfortably, with ample on road parking close by.

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

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From our Wells office continue along Broad Street into Priory Road at the roundabout. Take the second exit on to the A39 Glastonbury Road. The property can be found on your left after approx 50m (just before the zebra crossing).

The parking for the property is at the rear and accessed from Rowdens Road, For Parking - From the Wells office, continue along Priory Road to the roundabout. Take the first exit onto the East Somerset Way (A371). Take the first right into Rowdens Road and then the second right into the main part of Rowdens Road. The parking can be found at the far end on the left-hand side, just after the entrance to Wells Athletic Ground.



REF:WEL IAT25062025



Local Information: Wells

Local Council: Somerset Council

Council Tax Band: F

Heating: Gas central heating

Services: Mains drainage, mains water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

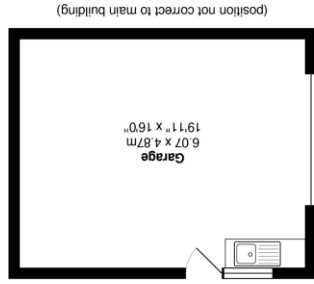
- Bath Spa
- Bristol Temple Meads
- Castle Cary



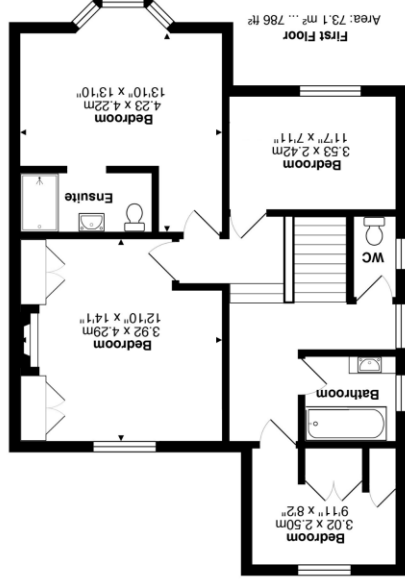
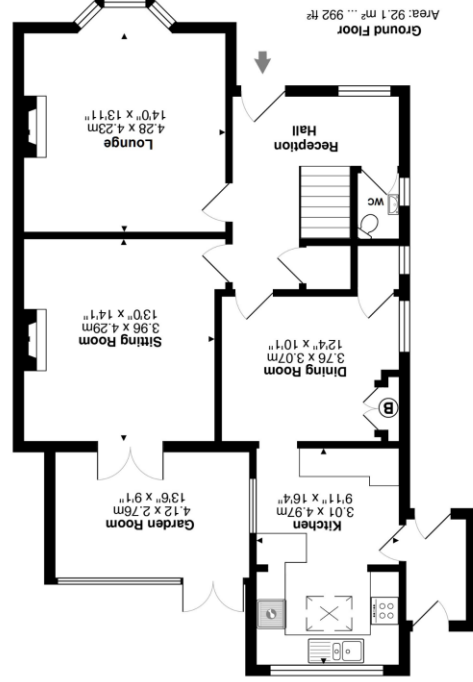
Nearest Schools

- Wells

3 Glastonbury Road,
Wells



(position not correct to main building)



Approximate gross internal floor area of main building - 165.2 m² / 1,778 ft²

What every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no guarantee 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. All room measurements are maximum dimensions unless otherwise stated.

WELLS OFFICE

telephone 01749 676524

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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.



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