



 2  1  2 EPC B

Freehold £325,000

48 Knight Road  
Wells  
BA5 1FT

COOPER  
AND  
TANNER





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## £325,000 Freehold

### DESCRIPTION

A splendid two double bedroom semi-detached home situated on the ever-desirable Bishops Brook Development within easy reach of the city centre and open countryside walks along with a south facing garden, garage and parking. The property has been immaculately kept since it was built in 2018 and is offered with no onward chain.

Upon entering the house is a hall with storage cupboard and downstairs w/c with wash hand basin. The kitchen/dining room can be found to the front of the house with a bay window providing a perfect space for a dining table and an abundance of natural light. The kitchen comprises a range of fitted units with under cupboard lights, an electric oven, gas hob, plumbing for a washing machine, space for a fridge/freezer. The sitting room runs the width of the house with ample space for comfy furniture and French doors opening out to the low maintenance South facing garden.

To the first floor is a spacious landing with airing cupboard for further storage. Both of the bedrooms are double in size with the largest having a view overlooking the garden and benefitting from an ensuite shower room. The main bathroom comprises a bath with shower above, toilet and wash hand basin.

### OUTSIDE

The garden has been enhanced with a large patio, perfect for outside furniture and entertaining with borders built of wooden sleepers of shrubs, bushes and an area of artificial lawn. From the patio is a pedestrian door providing access into the large single garage. In front of the garage is a parking area.

### 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 of Cooper and Tanner in Broad Street, continue along Priory Road at the roundabout take the second exit onto the A39 Glastonbury Road. Continue for approximately 200 metres, passing the Police station on your right, and take the second turning on the left into Knight Road, follow the road around and the property can be found on the right-hand side.

### SERVICE CHARGE

Service charge is approx. £200 per annum which covers maintenance and lighting of communal areas and landscaping within the development.

REF:WELJAT27052025

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** C

**Heating:** Gas central heating

**Services:** Mains drainage, water, gas & electricity.

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

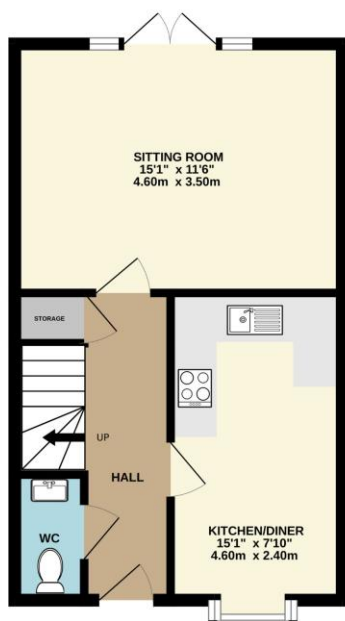
- Castle Cary
- Bath Spa
- Bristol Temple Meads



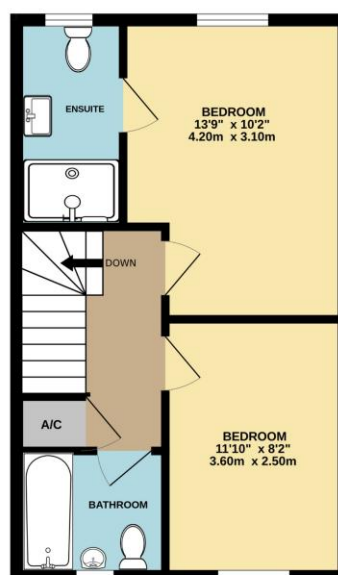
#### Nearest Schools

- Wells

GROUND FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.3 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.  
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