



 3  2  1 EPC C

£370,000 Freehold

2 Bath Road
Wells
BA5 3LF

COOPER
AND
TANNER



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DESCRIPTION

An extended three bedroom semi-detached home situated on Bath Road with a wonderful south facing garden, garage, ample parking and offered with no onward chain.

Upon entering the house is a light and spacious entrance hall with space for shoes and coats along with a handy storage cupboard beneath the stairs. The sitting/dining rooms are open plan benefitting from an abundance of natural light with picture windows and a gas fire as the focal point. The dining area can comfortably accommodate a table for six people and opens out into the sun room. The sun room benefits from a lovely dual aspect and sliding door opening out to the patio and the gardens. This versatile room which could be used as an extra sitting room or as a formal dining room if desired. The kitchen comprises a range of fitted units along with an electric oven, gas hob, space for an under-counter fridge and washing machine along with lovely views and a door opening to the garden.

To the first floor is a light and open landing leading to the three bedrooms and family bathroom which comprises; a bath with shower above, toilet and wash hand basin. The principal bedroom is a spacious double with fitted wardrobes and looks out over the front of the house whilst the second double bedroom, again with wardrobes has a wonderful southerly aspect over the gardens and towards Tor Woods. The third bedroom is a good size single with fitted storage and would also make for a great home office if desired.

OUTSIDE

Approaching the property is a driveway to accommodate two to three cars leading to the single garage with 'up and over' door. The garden to the rear is south facing, fully enclosed and been

well-tended over the years with an area of lawn, a variety of shrubs, bushes, climbing plants and flowers along with a patio area, perfect for outside furniture and entertaining. Within the garden is a practical outhouse which provides useful extra storage along with a wash hand basin and separate gardeners WC.

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 Wells take the B3139 signposted to Bath. Continue up St. Thomas Street into Bath Road and the property can be found on the right, just before Budgens Garage.

REF:WELJAT19042024

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

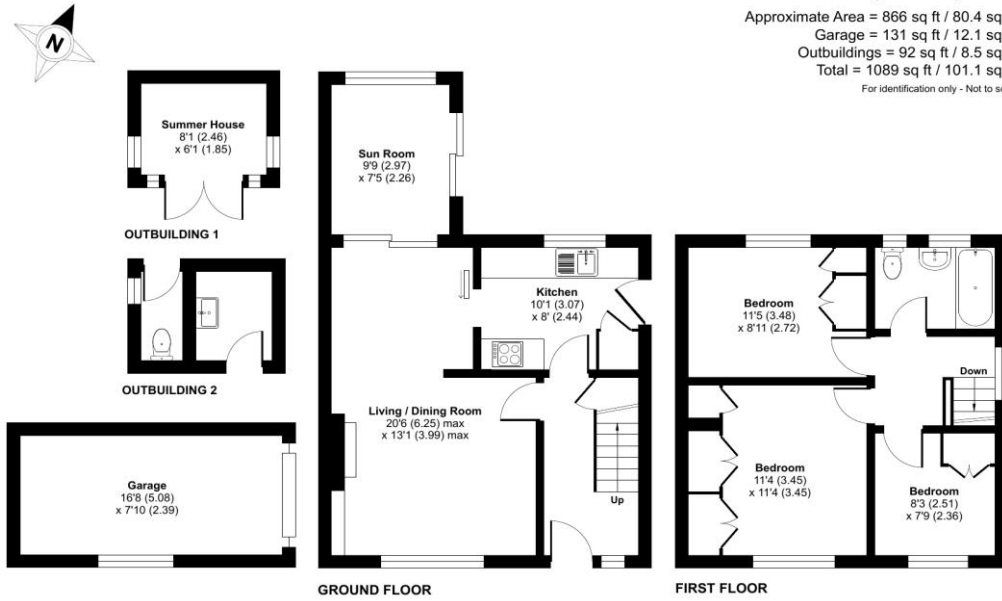


Nearest Schools

- Wells

Bath Road, Wells, BA5

Approximate Area = 866 sq ft / 80.4 sq m
 Garage = 131 sq ft / 12.1 sq m
 Outbuildings = 92 sq ft / 8.5 sq m
 Total = 1089 sq ft / 101.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richwcom 2024. Produced for Cooper and Tanner. REF: 1112105.



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