



 3  2  1 EPC D

£385,000 Freehold
NO ONWARD CHAIN

26 Kings Castle Road
Wells
BA5 3LS

COOPER
AND
TANNER



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DESCRIPTION

A wonderful extended three bedroom semi-detached home offered to the market for the first time in 57 years with a sunny south facing garden, garage and no onward chain.

Upon entering the house is a spacious entrance hall with w/c. The kitchen comprises a range of units, space for freestanding appliances and lovely views over the garden towards the golf course and Tor woods. Adjacent to the kitchen is a dining room with ample space for a table for eight people and comfortable seating with doors open to the garden. The dual aspect sitting room has a gas fire as the focal point and views over the front and back gardens.

To the first floor are three bedrooms and a shower room with large walk-in shower, toilet, wash basin and heated towel rail. Two of the bedrooms are good sized doubles with one looking over the front gardens and the other having a wonderful view over the rear gardens, Tor Woods and Wells Golf course. The third bedroom is a good sized single with views to the front and could be used as a home office, if desired.

OUTSIDE

To the front of the house is a lawned garden with flowers and a driveway for two to three cars leading to the single garage with up and over door.

The sunny south facing gardens to the rear are mainly laid to lawn with a wide variety of shrubs, bushes and flowers. A patio access from the dining room provides a lovely area perfect for outside seating and entertaining.

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, passing Budgens garage on your right. After Budgens take the fourth turning on the right into King's Castle Road. Continue for 250m and turn right into a cul-de sac. The property can be found on the left-hand side.

REF:WELJAT24032026

Local Information Wells

Local Council: Somerset

Council Tax Band: D

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

Kings Castle Road, Wells, BA5

Approximate Area = 977 sq ft / 90.7 sq m

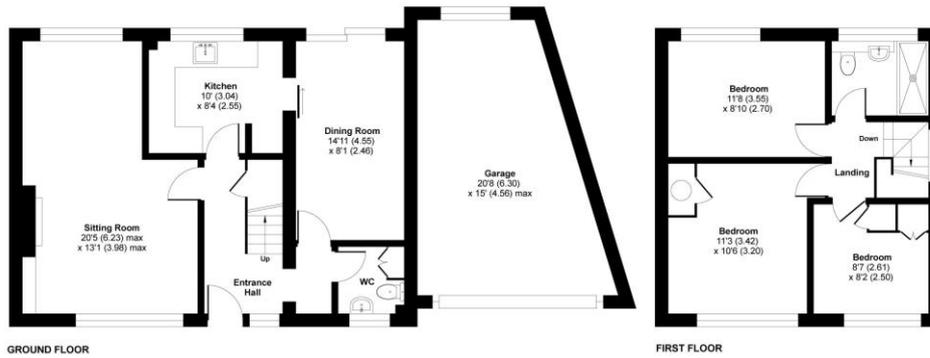
Garage = 245 sq ft / 22.7 sq m

Total = 1222 sq ft / 113.4 sq m

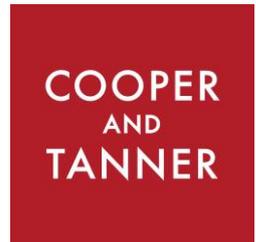
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential) ©rvchecon 2026. Produced for Cooper and Tanner. REF: 1433559



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