



 2  2  1 EPC TBA

Freehold £315,000

48 Woodbury Avenue
Wells
BA5 2XP

**COOPER
AND
TANNER**



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DESCRIPTION

A spacious two bedroom semi-detached family home set within the popular area of Woodbury Avenue with views towards Tor Woods with garage and parking. The property was originally designed as a three bedroom semi-detached home but was modified when built into an exceptional two bedroom home - this could easily be changed to accommodate a third bedroom if desired.

Upon entering the property is an entrance hall, with under stairs storage cupboard and entrance into the sitting/dining room. The open plan room has a lovely aspect both out to the gardens and towards Tor Woods. It features a gas fire as the focal point of the room, ample space for a good-sized dining table and French doors opening out to the conservatory. This room has a wonderful view over the garden whilst shielded from the midday sun and French doors opening out to the patio. The kitchen comprises a range of fitted units, a larder cupboard, electric oven and hob along with a door opening out to the side passage of the house linking to the garage. To the rear of the garage is a utility area with electric and plumbing for both a washing machine and tumble dryer.

To the first floor are two spacious double bedrooms, one running the width of the house and benefitting from views towards Tor Woods whilst the second bedroom looks over the gardens and has an airing cupboard for additional storage. The bathroom comprises a bath with shower above, toilet and wash hand basin.

The property is conveniently located close to the footpath which meanders past Tor Woods to The Bishop's Palace and the centre of Wells.

OUTSIDE

Approaching the property is driveway parking to accommodate two cars leading to the single garage with utility room to the rear and pedestrian door linking to the side passage. The front garden is

mainly lawn with a variety of shrubs with a pathway to the front door. The rear garden features an abundance of established rose bushes, shrubs, borders of flowers, lawn and a vegetable patch, all enclosed with wooden fencing. A greenhouse can be found in the top corner of the garden whilst a patio area accessed from the conservatory is a perfect area for outside seating and dining.

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. Take the next turning on your right into Woodbury Avenue. Continue for approx. 400m and the property can be found on the right-hand side.

REF:WELJAT08082023

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



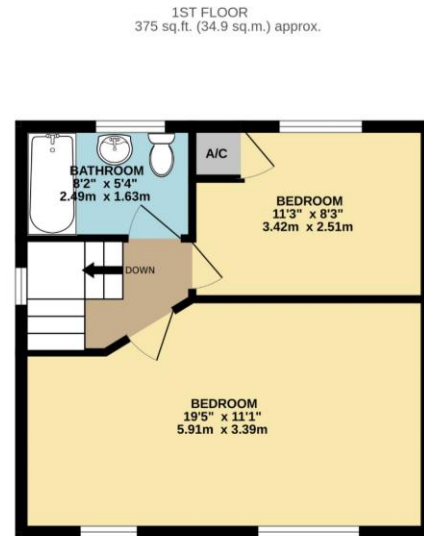
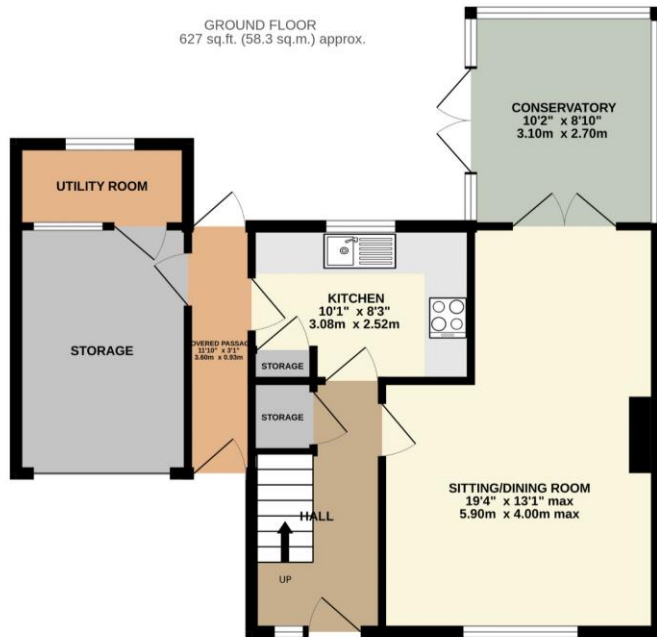
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells



TOTAL FLOOR AREA: 1003 sq.ft. (93.2 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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