

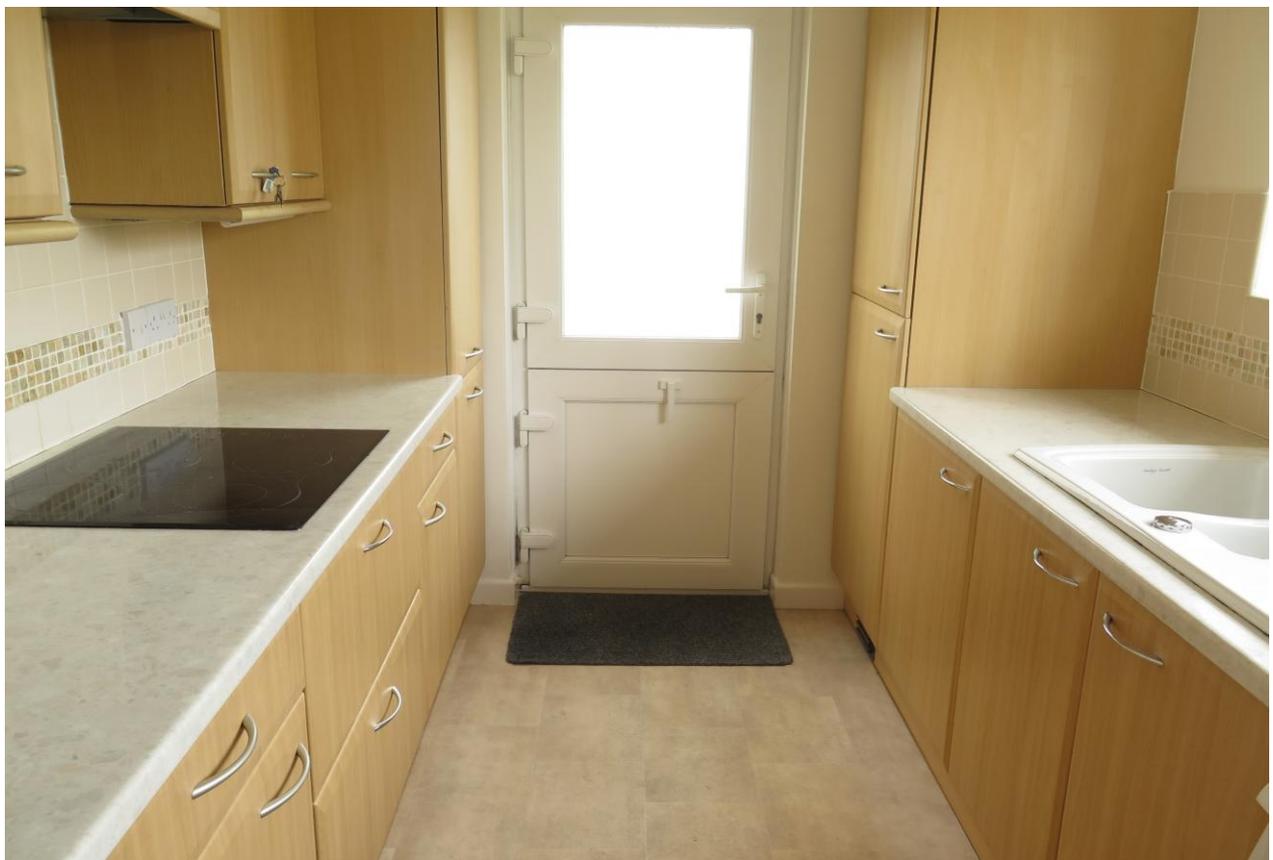


 2  2  1 EPC D

£325,000 Freehold
NO ONWARD CHAIN

20 Kings Castle Road
Wells
BA5 3LT

COOPER
AND
TANNER



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DESCRIPTION

Set in a quiet cul de sac location on the eastern side of the city is this delightful two double bedroom semi-detached bungalow, with garage and off-road parking. The property benefits from a conservatory/porch, gardens to the front and rear and views over Tor Woods and Wells Golf course.

Upon entering the property is a bright porch/conservatory, currently presented as a dining room and benefiting from views towards Tor Woods and Wells Golf club. This versatile space could also be used as a study or further seating area. From here a step leads up to the 'L' shaped entrance hall with access to all rooms. The sitting room is at the front of the house and features a large picture window, allowing plenty of natural light and offering views toward the golf course. This bright room has plenty of space for comfortable furniture and a stone fireplace with electric fire in situ, makes a lovely focal point. The kitchen is well-appointed and features a range of cabinets with light wood effect doors and drawers, eye level oven and grill, ceramic hob, integrated fridge freezer, pull-out larder unit, one and a half bowl ceramic sink, along with space and plumbing for a washing machine. A large window offers a view over the rear garden and a door opens to the driveway at the side of the house.

The main bedroom is a good sized double with a picture window overlooking the rear garden. In one corner is a built-in cupboard housing the wall-mounted Vaillant boiler. The second bedroom is at the front of the property and is a cosy double or generous single, it features a large window, once again offering plenty of natural light and marvellous views towards Tor Woods. The shower room comprises; a WC, vanity wash basin and shower enclosure with grey marble affect tiles.

OUTSIDE

At the front of the property is a good sized area of lawn with borders of mature shrubs and tree. A driveway for parking for two cars leads

to a single garage with 'up and over' door. The garage has light and power along with a pedestrian door to the garden.

At the rear of the house is a paved patio area, ideal for entertaining and outside furniture. A path leads round to the side giving access to the pedestrian door of the garage and an open storage area to the rear. Steps lead up to the main part of the garden which is mainly laid to lawn with two wide borders and both mature trees and shrubs.

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 right-hand side.

REF:WELJAT22082025

Local Information Wells

Local Council: Somerset

Council Tax Band: C

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



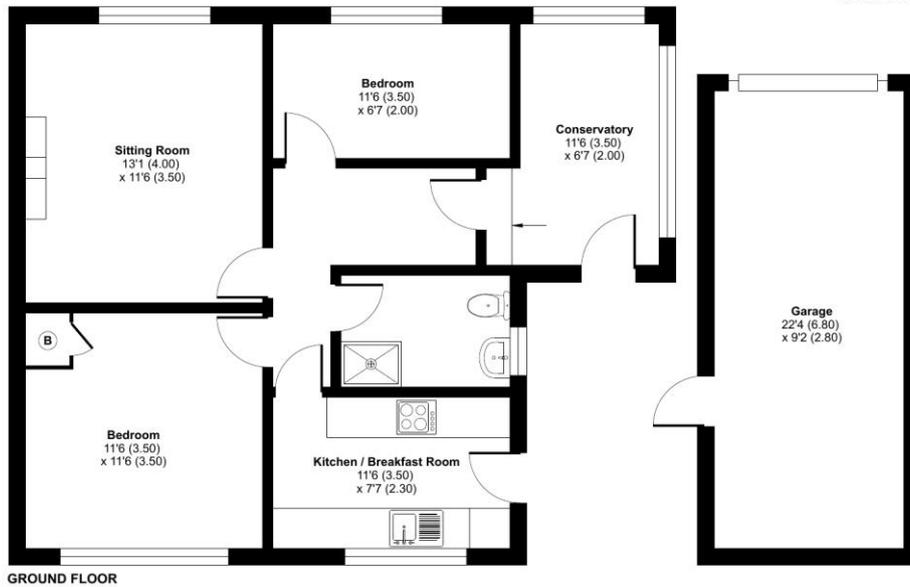
Kings Castle Road, Wells, BA5

Approximate Area = 685 sq ft / 63.6 sq m

Garage = 205 sq ft / 19 sq m

Total = 890 sq ft / 82.6 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). © rnichecom 2025. Produced for Cooper and Tanner. REF: 1307317



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