

Wells Road

Chilcompton, Radstock, BA3 4EY

COOPER
AND
TANNER



£395,000 Freehold

A deceptively spacious and versatile, four bedroom, three storey mid terrace family home offering flexible accommodation with a workshop, off road parking, studio, sun room and a detached home office. To the rear there are superb rural views of open countryside from the first floor and internal viewing comes highly recommended to fully appreciate what this property has to offer.

Wells Road

Chilcompton, Radstock

BA3 4EY

 4  1  2 EPC D

£395,000 Freehold

DESCRIPTION

A deceptively spacious and versatile, four bedroom, three storey mid terrace family home offering flexible accommodation with a workshop, off road parking, studio, sun room and a detached home office. To the rear there are superb rural views of open countryside from the first floor and internal viewing comes highly recommended to fully appreciate what this property has to offer. In brief the accommodation comprises an entrance hall with a staircase rising to the first floor, lounge/diner with a large understairs storage cupboard and steps down into the kitchen. The kitchen has a variety of fitted wall and base units with integrated oven and hob with space for further appliances. There is a downstairs shower room with underfloor heating leading off the kitchen. To the first floor there is a landing with a staircase rising to the second floor, main bedroom which is to the front of the property and two further bedrooms. The second floor is a good size double bedroom with views to the rear and a family bathroom with shower over the bath.

OUTSIDE

To the front of the property there is off road parking for 2 cars. At the rear there is a shared vehicular right of way which then leads to the converted garage. The former garage has been converted into a workshop and craft room, having power and light. From the craft room there is a door leading into the attached sun room which enjoys views over the garden and neighbouring countryside beyond. The gardens have been landscaped by the present owners over the years with a paved seating area, lawned gardens, raised flowerbeds and

to the bottom of the garden is a detached home office/studio, ideal for working from home. In addition there is a garden shed.

LOCATION

Chilcompton Village offers an excellent range of amenities and boasts a thriving community. The village has a post office, doctors' surgery, shop, garage, church, recreation ground together with two public houses. Chilcompton is set within the picturesque Mendip Hills, renowned for its beautiful countryside and is within easy commuting distance of Wells, Bath and Bristol. The world heritage City of Bath provides an excellent range of retail outlets, the Theatre Royal, Thermae Spa and a fabulous selection of restaurants and bars. The historic city of Wells is approximately 15 minutes from Chilcompton and is the smallest city in England. It offers a fantastic range of independent shops and boutiques, restaurants, public houses, banks, library, cinema, and churches. There is a vibrant market on Wednesday and Saturday in the Market Place. Chilcompton has a primary school. Downside School is situated in the nearby village of Stratton-on-the-Fosse and Wells Cathedral School and Millfield School are also close by. Nearby State schools include Norton Hill School in Midsomer Norton and The Blue School in Wells.

COUNCIL TAX BAND

C







Wells Road, Chilcompton, Radstock, BA3

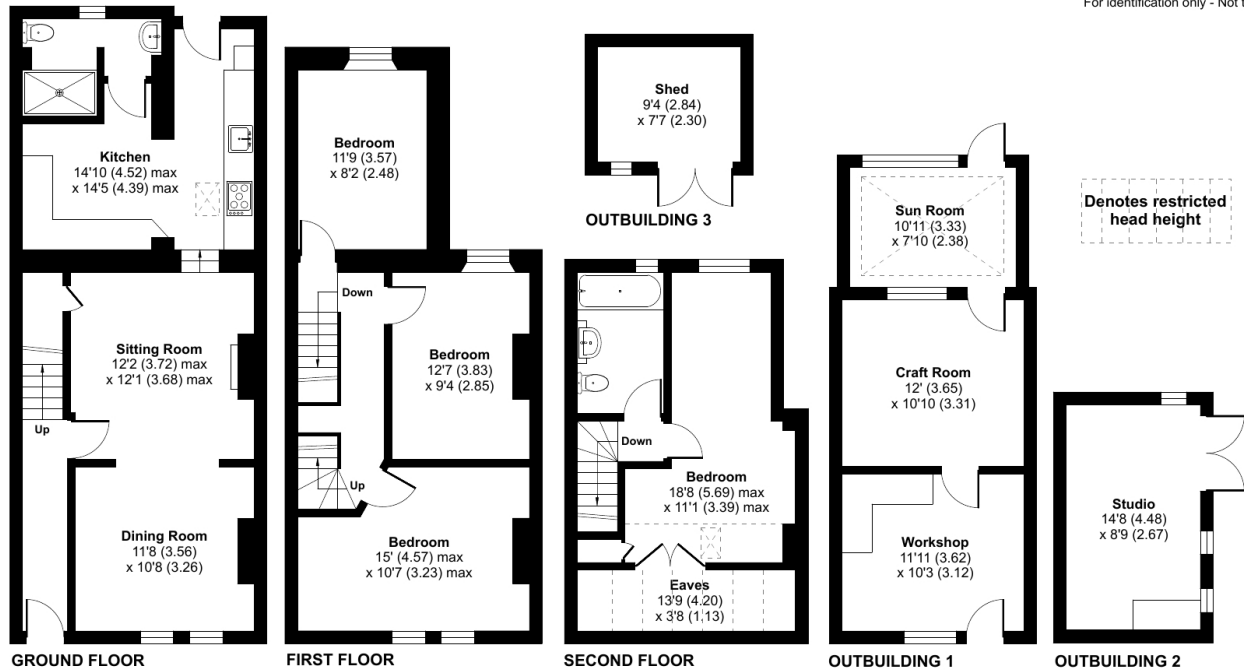
Approximate Area = 1291 sq ft / 119.9 sq m

Limited Use Area(s) = 91 sq ft / 8.4 sq m

Outbuilding = 549 sq ft / 51 sq m

Total = 1931 sq ft / 179.3 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). © ncthecom 2024. Produced for Cooper and Tanner. REF: 1221217

MIDSOMER NORTON OFFICE

Telephone 01761 411010

14, High Street, Midsomer Norton, Somerset BA3 2HP

midsomernorton@cooperandtanner.co.uk

COOPER
AND
TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

