



 2  1  1 EPC D

£229,500 Freehold

15 Tor Wood View
Wells
BA5 2XR

COOPER
AND
TANNER



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DESCRIPTION

A splendid two bedroom south facing mid terrace property, in a quiet tucked away location just a short walk from the Bishop's Palace, Market Place and Cathedral. The house is well-presented throughout and would suit a first-time buyer, investor or downsizer.

Upon entering the house is an entrance hall leading to the sitting room. The sitting room is a bright and spacious room with a window to the front and a useful alcove beneath the stairs. A door leads from the sitting room through to the kitchen/dining room which runs across the width of the house. The kitchen comprises a range of fitted wall and base units, an electric oven, gas hob, space for a washing machine and space for further white goods. The dining area can comfortably accommodate a table with views to the garden. A full height built-in cupboard, in one corner, houses the combi-boiler.

From the hall, stairs rise to the first floor which features bedrooms and the family bathroom. To the front, is a large, bright double bedroom with two windows overlooking the green space, a built-in wardrobe and further cupboard. To the rear is a single bedroom with built-in cupboard and view over the low maintenance, enclosed rear garden. The family bathroom comprises a bath with shower above, toilet and wash hand basin.

OUTSIDE

The secluded garden to the rear is fully enclosed and has been designed to be low maintenance and is mostly laid to paving, ideal for outside relaxing and entertaining. The south facing front garden is mostly laid to gravel with a feature shrub along with a well-maintained communal garden with grass and trees.

On road parking is available. A nearby scenic footpath meanders at the foot of Tor Woods to the Market Place, Cathedral and city centre.

LOCATION

The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself 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. 300 metres to the very end of Woodbury Avenue this then turns into Tor Wood View.

REF:WELJAT151122

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

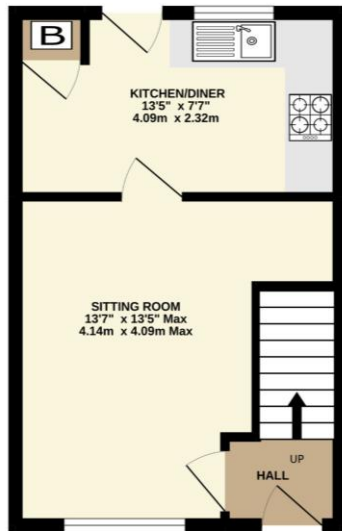
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

GROUND FLOOR
285 sq.ft. (26.5 sq.m.) approx.



1ST FLOOR
285 sq.ft. (26.5 sq.m.) approx.

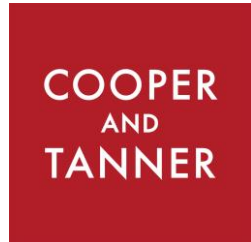


TOTAL FLOOR AREA : 570 sq.ft. (53.0 sq.m.) approx.

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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WELLS OFFICE
telephone 01749 676524
19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk



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