



 2  1  1 EPC D

£320,000 Freehold

11 Wood Close
Wells
BA5 2GA

COOPER
AND
TANNER



11 Wood Close Wells BA5 2GA

 2  1  1 EPC D

£320,000 Freehold

DESCRIPTION

A splendid two double bedroom detached bungalow situated within a quiet residential area in Wells with a South-West facing garden, detached garage and offered with no onward chain. The property is in close proximity of countryside walks and the leisure centre whilst offering the opportunity to improve and extend subject to the necessary consents.

Upon entering the property is a light and spacious entrance hall with a storage cupboard for shoes and coats. The kitchen has a wonderful view overlooking the front gardens and features fitted units, space for an electric or gas oven and washing machine along with a larder cupboard. Adjacent to the kitchen is an entrance porch with space and electric for white goods and additional storage space. The sitting/dining room is a large triple aspect room benefitting from garden view to the front and a sliding door opening out to the West facing gardens to the rear. This generous room has a gas fire as the focal point, which could be changed to house a woodburner if desired, along with ample space for both comfortable seating and a dining area.

Accessed from the main hall are two spacious double bedrooms, both with views overlooking the gardens. The bathroom comprises a bath with shower above, toilet and wash hand basin.

OUTSIDE

The property can be accessed either by foot from Charter Way or by the parking area and garage which is in Wood Close. The garage is a good-sized single garage with parking in front. A pathway leads from the parking area

to the rear of the enclosed garden. The garden faces South-West benefitting from a lot of sunshine and brilliant sunsets. Within the garden is an area of lawn surrounded by mature shrubs and bushes along with a large patio 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

Proceed out of Wells on the A371 signposted Cheddar onto the Portway. Take the Second right into Charter Way. Proceed along Charter Way and take the first left into Wood Close.

REF:WELJAT24012024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: D

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

Wood Close, Wells, BA5

Approximate Area = 711 sq ft / 66 sq m

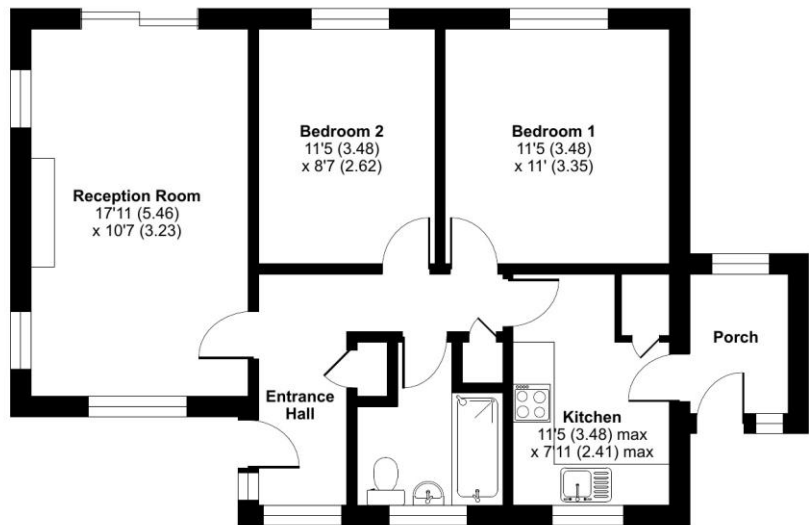
For identification only - Not to scale

GARAGE
148 sq ft (13.7 sq m.) approx.



GARAGE
17'5" x 8'6"
5.30m x 2.60m

Please note: The position of the garage is not shown in relation to the property.



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Cooper and Tanner. REF: 1076383



WELLS OFFICE
telephone 01749 676524
19 Broad Street, Wells, Somerset BA5 2DJ
wells@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 them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

