3 1 2 EPC B

£345,000 Freehold

18 Feltham Close
Wells
BA5 2GH

COOPER AND TANNER

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DESCRIPTION

A beautifully light and spacious three bedroom semi-detached home, tucked away in a peaceful cul-de-sac location. This modern property benefits from a garage, driveway parking and a sunny South-West facing garden, along with five years remaining on the NHBC guarantee.

Upon entering the property is a bright and welcoming entrance hall with space for coats and shoes, along with a convenient downstairs cloakroom with WC and wash basin. The kitchen/dining room is thoughtfully laid out to create distinct areas for cooking and entertaining, comfortably seating six to eight people. The kitchen is well-equipped with a range of wall and base units, built-in fridge freezer, brand new integrated dishwasher (2025), electric oven, gas hob, and a generous under-stairs storage cupboard. The spacious sitting room to the rear is filled with natural light, with French doors opening directly onto the patio and garden beyond.

Stairs rise to the first floor, with three bedrooms and the family bathroom. The principal bedroom overlooks the rear garden and features bespoke built-in wardrobes and an en-suite shower room. A second double bedroom and a good-sized single bedroom both enjoy views to the front. The family bathroom comprises; a bath with shower overhead, toilet, and wash basin.

OUTSIDE

To the side of the property is a tarmac driveway leading to a single garage with an 'up and over' door and a wooden pedestrian gate providing access to the garden. The garage has been cleverly converted, half is used for storage, while the other half offers a versatile space, ideal as either a home office or garden room. The fully enclosed rear garden faces south-west, benefitting from afternoon and evening sun, and designed to be low maintenance. The outdoor space features a patio area, artificial lawn, and two raised wooden planters. It's a perfect space for relaxing or entertaining outdoors—with plenty of room for garden furniture.

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 - including Wells Cathedral 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 central Wells take the Wookey Hole Road and continue for approx. 1 mile. Take the second left onto the Bishops Green development and into Penleigh Road and then second right into Feltham Close.

REF:WELJAT24092025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating

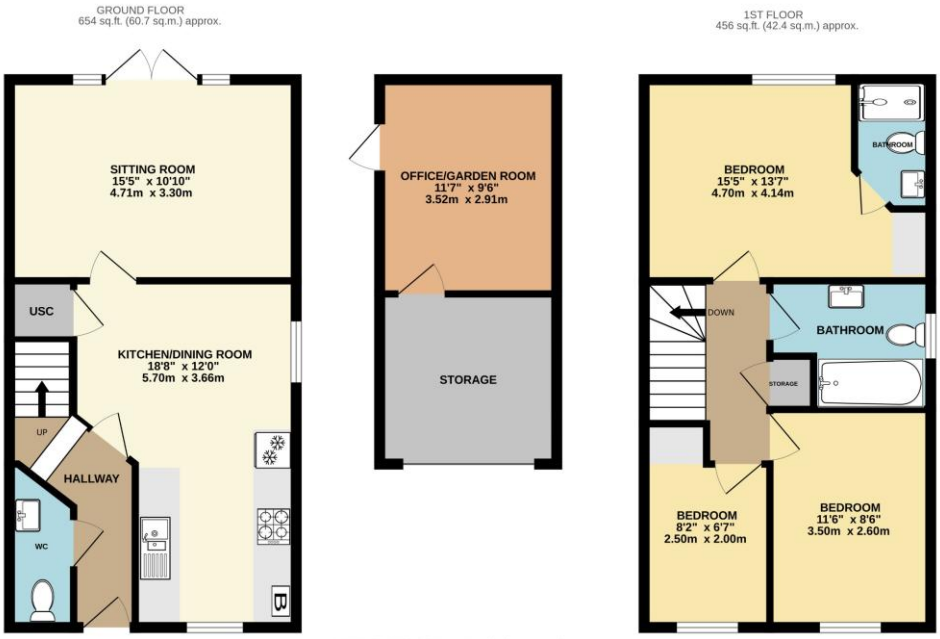
Services: Mains drainage, water, gas & electricity

Tenure: Freehold

Motorway Links
- M4
- M5

Train Links
- Castle Cary
- Bath Spa
- Bristol Temple Meads

Nearest Schools
- Wells (Primary and Secondary)



TOTAL FLOOR AREA : 1110 sq.ft. (103.1 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

COOPER AND TANNER

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The Property Ombudsman

RICS