



 2  2  1 EPC D

Guide Price £279,950

22 Coronation Road
Wells
BA5 2BU

COOPER
AND
TANNER



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DESCRIPTION

Situated in a sought after area and overlooking an attractive green space, this spacious two bedroom end-of-terrace home offers off road parking and is just a short walk from the city centre. Thoughtfully improved by the current owners, the property benefits from a modern interior, including a new kitchen, bathroom and flooring (all replaced in 2021).

Upon entering the property is an entrance hall, with an understairs storage cupboard, ideal for shoes and coats along with a downstairs WC/utility room, which includes a WC, sink, fitted storage units, and plumbing for a washing machine. To the front of the property is a cosy, characterful sitting room, which has a fireplace as the main focal point, currently having an electric fire in situ. To the rear, the kitchen comprises a range of shaker style fitted units, along with an integrated dishwasher, a sink looking out to the garden, a range cooker and space for a fridge/freezer. The kitchen has been designed to offer ample storage along with plenty of work surface space. Off the kitchen, a door opens to the dining room, a delightful space for entertaining. It easily accommodates a table for four and includes a useful storage cupboard for everyday essentials. From here, another door leads out to the rear garden, creating a seamless flow for al fresco dining and entertaining.

To the first floor is a gallery landing with a window providing plenty of natural light. The principal bedroom is a generous sized double and is situated to the front of the property, overlooking the green. The second double bedroom, located at the rear, includes a built-in cupboard housing the boiler and additional storage, with a pleasant outlook onto the garden. The bathroom has been thoughtfully reconfigured to include a bath, WC, wash basin, heated towel rail, and a generously sized, fully tiled walk-in shower.

OUTSIDE

To the front is a gravelled parking area to accommodate two cars, bordered by mature planting and a path leading to the main

entrance door to the side of the house. The side of the property features a stylishly designed secluded seating area, offering a great spot to relax. A gate leads into the fully enclosed rear garden, which has a pathway leading to the rear door into the dining room. The garden consists of a raised area of gravel providing the perfect sunny area for outside dining, along with an area of mature shrubs and trees.

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 the Wells Office turn left onto Priory Road and carry on to the roundabout. At the roundabout take the third exit on the A39. At the next traffic lights turn left onto Burcott Road then take the second right into Balch Road. Continue up the hill and into Coronation Road, continue along with the green on your right and then take the next right, still Coronation Road. The property can be found on the left.

REF:WELJAT24092025

Local Information Wells

Local Council: Somerset

Council Tax Band: B

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



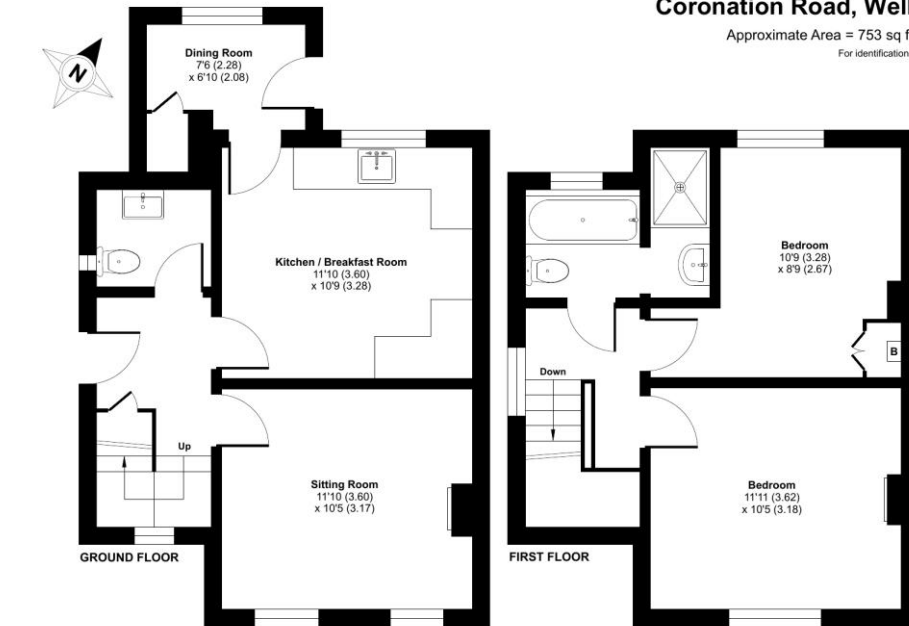
Nearest Schools

- Wells

Coronation Road, Wells, BA5

Approximate Area = 753 sq ft / 69.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (PMS2 Residential). © richcom 2025. Produced for Cooper and Tanner. REF: 1353581



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