



 2  1  1 EPC C

£239,950 Freehold

31 Durkheim Drive
Wells
BA5 2BS

**COOPER
AND
TANNER**



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DESCRIPTION

Set at the end of a quiet cul-de-sac is this well-presented end of terrace home, with two double bedrooms, off road parking for three cars and enclosed rear garden.

Upon entering the property is an entrance hall with a cupboard, perfect for coats and shoes. From the hall a door leads into the sitting room, with wood plank floor, fireplace with electric fire currently in situ, window to the front overlooking the drive along with stairs leading to the first floor. The kitchen/dining room has a range of cream shaker style units, an integrated electric oven and gas hob, space and plumbing for a washing machine, space for a fridge/freezer and plenty of room for a dining table to seat 4-6 people. A door leads from the kitchen to the patio and garden beyond.

On the first floor are two double bedrooms and the family bathroom. The first of the bedrooms, again well-presented, is a bright room with view over the rear garden. The family bathroom comprises; bath, wash basin and WC along with a large over-stairs cupboard ideal for towels and linens. The second double bedroom has two windows and has a front aspect.

NB: Please note the property is tenanted and some of the fixtures and fittings belong to the tenant, this includes the sitting room flooring, fireplace and fire and open shelving in the kitchen.

OUTSIDE

To the front of the property is a drive offering parking for two cars and a further parking space. A path, with border and hedging, leads up the side of the house with space for bins and recycling and a gate leading to the rear garden.

The rear garden has a large patio which runs the width of the house and offer plenty of space for a garden table and chairs and further

comfortable seating. A step leads up to a further area of garden, mainly laid to lawn with borders of mature shrubs, hedging and flowing plants. The garden is fully enclosed with wooden fencing and a mature hedge.

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 the Wells Office, turn left and carry on along Priors Road, at the roundabout take the third exit onto Strawberry Way. At the first set of traffic lights go straight across. Take the next left into Durkheim Drive and then left again. The property can be found in the right hand corner.

REF:WELJAT13062022

Local Information Wells

Local Council: Mendip District Council

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

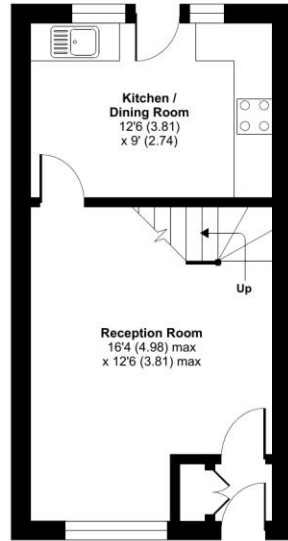


Nearest Schools

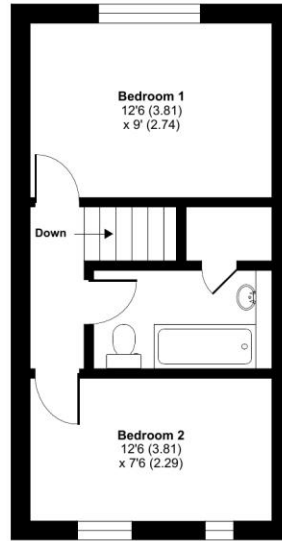
- Wells

Durkheim Drive, Wells, BA5

Approximate Area = 662 sq ft / 61.4 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2022. Produced for Cooper and Tanner. REF: 856421



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