



 4  4  2 EPC D

£345,000 Freehold

9 Sealey Crescent  
Wells  
BA5 3JF

COOPER  
AND  
TANNER



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## £345,000 Freehold

### DESCRIPTION

A spacious four bedroom family home situated on the East side of Wells with parking, garage and Cathedral Views. The property has been extended by the current owners with a two story addition to create a large versatile home, perfect for a growing family. The home has remained in the same ownership for the last 30 years and offers scope for the new owner to place their own mark.

Upon entering the house is a hall with storage cupboard leading through to the utility area with storage, plumbing for white goods and a separate w/c. The kitchen/dining room is a spacious size with an array of fitted units, ample space for a table for six to eight people and benefiting from a light and sunny dual aspect. From the kitchen is a dining room and a further reception room, which is currently used as a study, both of which are open plan and could be used for a variety of purposes. To the front of the house is the sitting room, a well proportioned room with an electric fire as the focal point. A conservatory provides an additional sitting area with a dual aspect and French doors opening out to the patio and gardens beyond.

To the first floor are four bedrooms and the main bathroom comprising; a bath with shower above, toilet, and wash basin. The principal bedroom can be found to the rear of the house with views towards Wells Cathedral and an ensuite shower room. Two double bedrooms can be accessed from the landing, one with views to the back and the other with views overlooking the front gardens. The fourth bedroom is a good sized single but could equally be used as a home office, if desired.

### OUTSIDE

The gardens have been designed to be low maintenance with the enclosed rear garden being mainly laid to lawn with a large

patio, perfect for outside dining and entertaining with views towards The Cathedral. An area of garden to the front is also laid to lawn along with a hard standing parking area for 2-3 cars, leading to the larger than average single garage with an up and over door. Beneath the house is a cellar, currently used as a workshop with two low level storage areas.

### 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 central Wells take the B3139, St. Thomas Street, signposted to Bath. Continue for approx. 400m where the road turns into Bath Road. Continue past Budgens Garage on the right and take the third left into Churchill Road. Then take the second right into Sealy Crescent where the property can be found at the far side of the crescent.

REF:WELJAT29082025

#### Local Information Wells

**Local Council:** Somerset 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

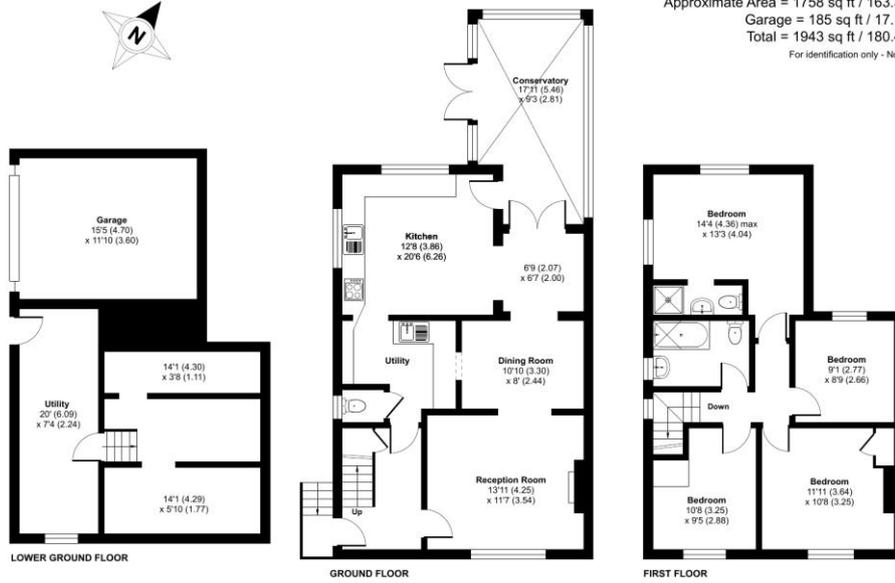
## Sealey Crescent, Wells, BA5

Approximate Area = 1758 sq ft / 163.3 sq m

Garage = 185 sq ft / 17.1 sq m

Total = 1943 sq ft / 180.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ritchicom 2025. Produced for Cooper and Tanner. REF: 1346397



### WELLS OFFICE

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