



 2  1  1 EPC D

£239,950 Freehold

11 Vaughan Court
Wells
BA5 2FT

COOPER
AND
TANNER



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DESCRIPTION

A well-presented and deceptively spacious two bedroom bungalow set within a quiet cul de sac and offered with no onward chain. The property has recently been redecorated throughout and comprises; sitting room, kitchen/diner, two bedrooms, shower room, storeroom/utility, parking and low maintenance south facing rear garden.

Upon entering the property is a generous 'L' shaped entrance hall with built-in cupboard and giving access to all rooms. The cupboard is ideal for coats, shoes and day to day storage and houses the annually serviced Vaillant combi-boiler. The kitchen comprises of a range of wall and base units with light wood effect doors and drawers, two window with a front aspect, an eye level electric oven, gas hob along with space for fridge/freezer and a dining table to seat two to four people. The bright and spacious sitting room benefits from a window and glazed door leading out to the sunny south facing rear garden. There is plenty of space for comfortable seating and a modern fireplace with inset electric fire as the main focal point. At the far end of the hall is a useful utility/storeroom with space and plumbing for a washing machine.

A single bedroom has a south facing view of the rear garden and benefits from a built-in wardrobe and a loft hatch. The second bedroom is a good size double with built-in wardrobes and a view of the rear garden. The fully tiled shower room comprises; large walk-in shower enclosure, WC and a vanity wash basin with additional storage.

OUTSIDE

To the front of the property is a low maintenance area with block paving and steps leading up to the front door. There is a shared parking area for all residents of Vaughan Court. To the rear of the property is a further shared parking area with a pedestrian gate opening into the rear garden.

The sunny south facing rear garden can be accessed from both the sitting room and rear parking area. From the sitting room is a

pathway along the rear of the house and steps leading up to the main part of the garden. The garden is mainly laid to paving, for ease of maintenance, with borders planted with shrubs and flowering plants. There is plenty of space for garden furniture and entertaining. To one side is a large wooden shed, perfect for garden equipment and storage. At the rear of the garden a wide pedestrian gate leads out to a large, shared parking area.

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 Portway. Take the first right into Charter Way. Proceed along Charter Way and take the first turning on the left into parsons Way. Continue for approx. 25m and take the first left into Vaughan Court. Number 11 can be found directly ahead of you at the top of the court.

REF:WELJAT21082024

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

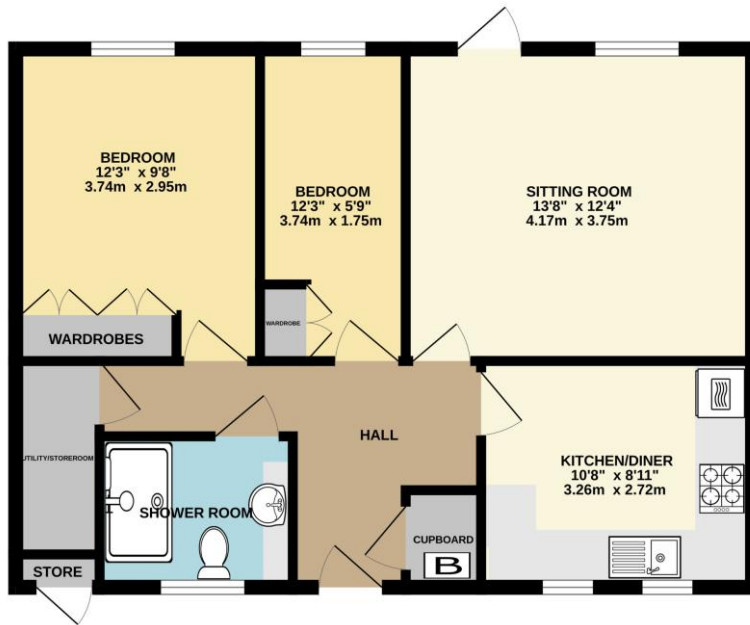
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

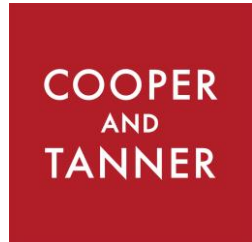
GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA - 618 sq.ft. (57.4 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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