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£249,950 Freehold

24 Bedford Road
Wells
BA5 3NH

COOPER
AND
TANNER



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DESCRIPTION

A beautifully refurbished two bedroom detached bungalow on the popular east side of Wells offered with no onward chain.

On entering the property there is a good sized hallway and storage cupboard which leads to all of the rooms. The kitchen has been replaced with high gloss base units along with an integrated electric oven, induction hob and stainless steel sink with mixer tap. There is space for a fridge freezer and space and plumbing for a washing machine. A spacious open plan sitting / dining room has the benefit of French doors leading out to the fully enclosed south facing garden along with ample space for a four seat dining table and lots of comfy seating. Two contemporary vertical radiators finish off the sitting room.

The bathroom now comprises a modern toilet, sink and 'P' shaped bath with shower over. Stylish wall tiles and heated towel rail complete the bathroom. The double bedroom is a generous size and has three built-in cupboards offering ample storage. This room also has a large window looking over the south facing garden, which fills the room with natural light. Bedroom two is a single room which could also be used as a home office if required. The property also benefits from a combi-boiler which is five years old, a new consumer unit 3 years ago.

OUTSIDE

A gravelled path leads to the front door where a useful storage cupboard is situated along with providing access to the side of the property and garden. The garden is completely south facing benefitting from sun throughout the day. Designed to be low maintenance, it is mainly laid to lawn with raised flower beds and an area of gravel, perfect for outside seating and

entertaining. Wooden fencing creates privacy whilst also secure for dogs or children. A further area to the side of the property provides ample space for a shed if desired for bikes and tools.

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 central Wells follow signs for B3139 towards the Horrington's into St Thomas Street. Continue onto Bath Road, passing Budgen's on your right. Take the second turning on the right onto Bedford Road. The property can be found on your right, just after the turning to Johnson Close.

REF:WELJAT07062023

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

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

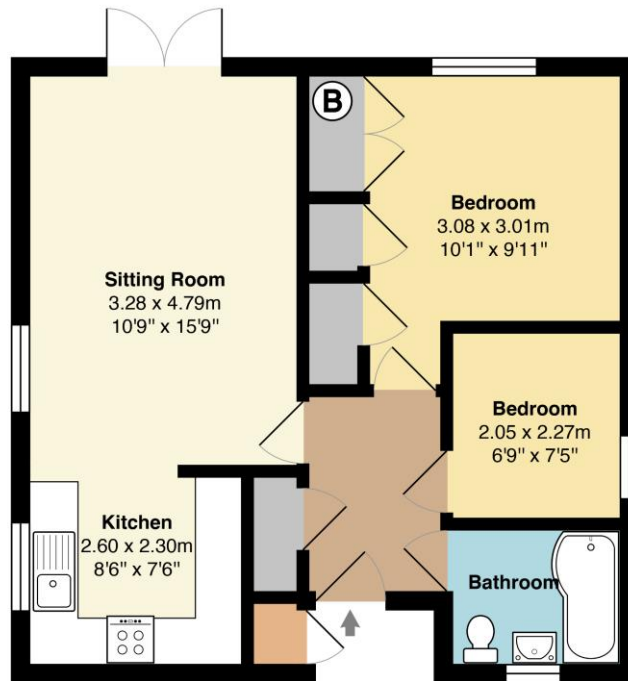


Nearest Schools

- Wells (Primary & Secondary)



24 Bedford Road, Wells



Approximate gross internal floor area of main building - 51 m² / 549 ft²

Whilst every attempt has been made to ensure the accuracy of this floor plan, 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. All room measurements are maximum dimensions unless otherwise stated.



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