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£210,000 Freehold

10 Brookes Court
Wells
BA5 3FG

COOPER
AND
TANNER



10 Brookes Court

Wells

BA5 2FG

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£225,000 Freehold

DESCRIPTION

A deceptively spacious three-bedroom terraced property set within a quiet cul-de-sac in a popular residential area. The owners have lived in the property since new and now offers great potential to update and improve.

Upon entering the house is a spacious entrance hall with space for shoes and coats along with a useful cupboard. The kitchen/dining room features an array of wall and base units with space and plumbing for a washing machine and space for both an electric cooker and fridge/freezer. The room benefits from ample space for a dining table to accommodate four to six people, with a door leading out to the rear garden. Accessible from both the kitchen and hallway, is the bright sitting/family room with two windows looking out to the garden.

Stairs rise to the first floor landing with a window to the front and an airing cupboard housing the hot water cylinder and offering additional storage. The main bedroom is a comfortable double with garden aspect. The two further bedrooms are both good sized singles, again with views out to the garden. The bathroom comprises; a bath and wash hand basin. A separate toilet is adjacent to the bathroom.

OUTSIDE

The fully enclosed rear garden is mainly laid to lawn, with mature trees and shrubs. A brick-built store offers plenty of space for garden equipment. The garden offers a blank canvas to make your own.

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

Proceed out of Wells on the A371 signposted Cheddar onto the Portway. Take the first right into Charter Way. Proceed along Charter way passing Barnard Court on the left. Take the next turning on the right into Lethbridge Road, take the third turning on the left into Brookes Court.

REF:WELJAT210623

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

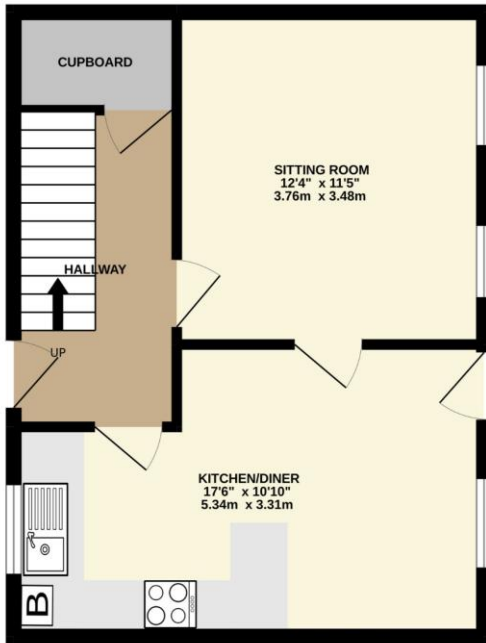
- Castle Cary
- Bath Spa
- Bristol Temple Meads



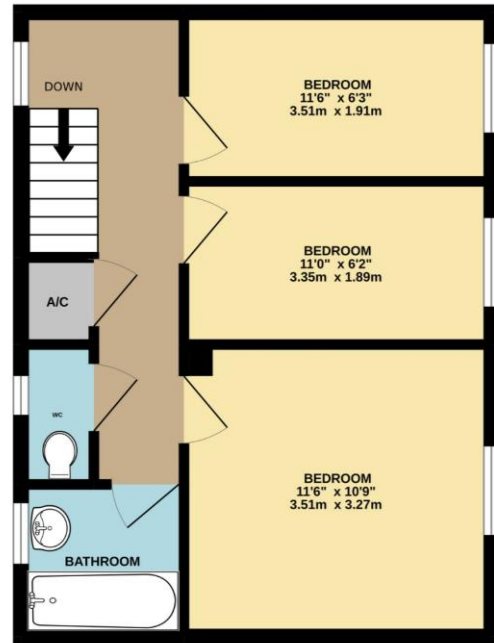
Nearest Schools

- Wells

GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.1 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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AND
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