



 3  1  1 EPC C

£215,000 Freehold

7 Perkins Court
Wells
BA5 2FS

COOPER
AND
TANNER



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DESCRIPTION

Situated within a quiet cul de sac is this three bedroom family home with south-west facing gardens and offered with no onward chain. The property has been within the same ownership for many years and would now benefit from some updating whilst offering a blank canvas for someone to place their own mark, perfect for first time buyers or as an investment purchase.

Upon entering the house is a spacious entrance hall with ample space for shoes, coats with a large storage cupboard beneath the stairs. The kitchen/dining room is open plan with view both to the front of the house and out to the garden. The kitchen comprises a range of fitted units with an electric oven, gas hob along with a space for a fridge/freezer and washing machine. The dining area can comfortably accommodate a table for four to six people and has a door opening out to the garden. The sitting room has ample space for comfortable seating and benefits from a southerly aspect overlooking the gardens.

To the first floor is the bathroom with adjacent separate w/c and three bedrooms, all with views over the garden. The principal bedroom is a spacious double with the two further bedrooms either being good sized singles or small double bedrooms.

OUTSIDE

The enclosed rear garden is mainly laid to lawn with a wooden shed and shrubs. A gate to the rear opens into one of the parking areas. To the front of the house is a further communal parking area.

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 Portway. Take the first right into Charter Way. Proceed along Charter Way and take the second turning on the left into Parsons Way and then the first turning on the right into Perkins Court.

REF:WELJAT26042023

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.

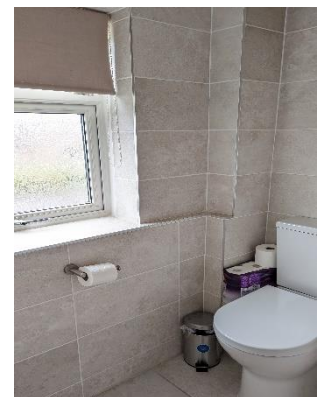


1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.0 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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