



 2  2  1 EPC D

Freehold £310,000

8 Harewell Walk  
Wells  
BA5 2EZ

**COOPER  
AND  
TANNER**





# 8 Harewell Walk

## Wells

### BA5 2EZ

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#### DESCRIPTION

Tucked away in a quiet backwater, yet close to local shops and an easy walk to the High Street, is this two double bedroom semi-detached bungalow, set on a corner plot, with garage and stunning views over open countryside towards Glastonbury Tor. The property is beautifully presented throughout and is offered to the market with no onward chain.

On entering the property is the entrance hall with storage cupboard and doors leading into both the kitchen or sitting room. The kitchen features a range of wall and base units with cream coloured doors and drawers, built-in dishwasher, fridge/freezer, double oven, gas hob and topped with 'Silestone' work surfaces. Leading off the kitchen is a conservatory, a versatile space currently used as an additional seating area. The conservatory overlooks the side garden and has a door leading out to the rear garden. The spacious sitting/dining room features a gas fire with Italian marble surround along with large windows overlooking the front gardens and breathtaking views towards Glastonbury Tor. The shower room has a double shower, toilet and vanity basin with mirrors and built-in lights. Two double bedrooms can be found to the rear of the property both with built-in wardrobes and overlooking the gardens. The property also benefits from a large loft, offering plenty of space for storage and potential to convert (subject to the necessary consents).

#### OUTSIDE

A pedestrian footpath leads to the front of the property, where a gate opens up to the front garden. This secluded garden features a variety of shrubs, mature trees and a seating area to enjoy the stunning views. A pathway leads around the side of the property which is laid to a private patio. The rear garden has a wealth of mature plants and shrubs, garden shed

and patio which is perfect for outside furniture and entertaining. A single garage can be found to the rear of the property at the end of a block.

#### 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 the Wells office. Continue from Broad street into Priory Road, at the roundabout take the 2nd exit on to the A39 Glastonbury Road. After approx. 250m take the right hand turning into Jocelyn Drive. Take the third turning left into Stillington Close. Follow this road to the end and park opposite the pathway sign posted Harewell Walk. Proceed via the path and the property can be found on the right hand side.

#### Local Information Wells

**Local Council:** Somerset 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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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