

 3  1  1 EPC C

£295,000 Freehold

1 Tor Wood View  
Wells  
BA5 2XR

**COOPER  
AND  
TANNER**



# 1 Tor Wood View Wells BA5 2XR

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### DESCRIPTION

A splendid three bedroom end of terrace property, in a quiet tucked away location just a short walk from the Bishop's Palace, Market Place and Cathedral. The immaculately presented house overlooks a green space and benefits from parking, a garage and would suit a first-time buyer, investor or downsizer. Offered with NO ONWARD CHAIN.

Upon entering the house is an entrance porch, with space for shoes and coats, leading to the sitting room. The dual aspect sitting room is a bright and spacious room with both a window to the front and side along with full height built in wooden cupboards offering useful storage space. Wood flooring leads past the staircase to the kitchen/ dining room which runs across the width of the house. The kitchen, with quarry tiled floor has a range of wooden fitted wall and base units topped with granite worksurfaces with two separate inset sinks. A peninsula unit divides the kitchen from the dining area. Within the kitchen is space for a full height fridge/ freezer, freestanding gas cooker and space and plumbing for a washing machine. To one side, a stone arch leads under the stairs, to a pantry with shelving and storage space. The dining area, with wood flooring can comfortably accommodate a table to seat four people with views and French doors opening out to the garden.

Stairs lead up to the first floor which features three bedrooms and the family bathroom. To the front, is a large, bright double bedroom with a window overlooking the green space, a built-in wardrobe and a further useful store cupboard. A single bedroom benefits from a front south facing aspect again looking over green space. To the rear is a further double bedroom with built-in cupboards and views over the rear garden. The family bathroom comprises a 'P' shaped bath with electric shower above, toilet, wash basin and a heated towel radiator.

### OUTSIDE

The private rear garden is fully enclosed with a pedestrian gate to the side. Running across the width of the house is a patio area, perfect for outside dining and entertaining. The remainder of the

garden is mainly laid to lawn with stone edged borders and flower beds, planted with mature trees, shrubs and spring flowers.

The south facing front garden is mostly laid to gravel, for ease of maintenance with mature shrubs, space for pots and a path leading to the front door. Beyond the garden, to the front, is a well-maintained communal garden with grass and trees. The property benefits from an allocated parking space and a single garage in a block, just a few seconds away.

### 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 Wells take the B3139 signposted to Bath. Continue up St. Thomas Street into Bath Road, passing Budgens garage on your right. Take the next turning on your right into Woodbury Avenue. Continue for approx. 300 metres to the very end of Woodbury Avenue this then turns into Tor Wood View.

REF:WELJAT24042024

#### 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



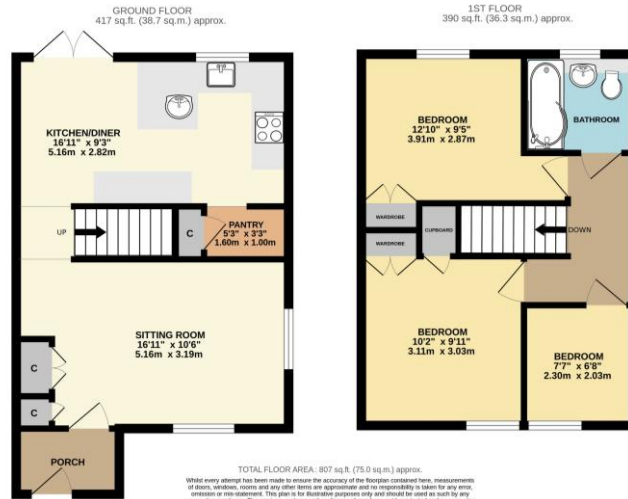
#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



#### Nearest Schools

- Wells



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