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£399,950 Freehold

53 Welsford Avenue  
Wells  
BA5 2HX

COOPER  
AND  
TANNER



# 53 Welsford Avenue Wells BA5 2HX

 3  2  1 EPC D

## £399,950 Freehold

### DESCRIPTION

A splendid three bedroom semi-detached family home with large south facing gardens, ample parking and situated within a quiet residential area close to the city centre. The property has been enhanced by the current owners whilst still offering scope to extend further if desired.

Upon entering the house is a light and spacious entrance hall with parquet flooring and a large storage cupboard for shoes and coats. The kitchen/breakfast room benefits from a sunny dual aspect with an array of units, double electric oven, induction hob, space and plumbing for a washing machine and dishwasher along with a walk-in larder and a door opening out to the side of the house. The breakfast area can comfortably accommodate a table for four people with French doors opening out to the garden room for larger dinner parties. The garden room runs the width of the house and has a marvellous view over the south facing gardens, currently set up as a dining room with comfy seating but would make a perfect sitting room if desired with doors opening out to the patio. The warm and cosy sitting room has exposed wooden floors and features a gas fire as the focal point.

To the first floor are three bedrooms, two spacious doubles and a good-sized single bedroom which features a vanity sink unit and is currently used as a dressing room. The shower room comprises a large walk-in shower, toilet, wash hand basin and heated towel rail.

### OUTSIDE

The gardens to the rear have been transformed by the current owners to create a fantastic space for entertaining with friends and family whilst benefitting from a southerly aspect with sun throughout the day. From the garden room, double doors open out to a spacious patio with ample space for outside furniture along with borders made up of railway sleepers filled with shrubs, bushes and flowers. A large area of the garden is laid to lawn with further raised beds to the rear and a summerhouse, perfect for extra sitting or additional storage. To the side of the house is bar with

light, electric, perfect for socialising and family gatherings. Approaching the property is a driveway for three cars with double wooden gates providing access to the side for either additional parking or access to the garden.

### 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 the Wells office continue down Priory Road to the roundabout. At the roundabout take the third exit on to Strawberry Way. Continue straight across the first set of traffic lights. At the next set of traffic lights turn right on to Portway. Continue over the pedestrian crossing and at the next set of traffic lights turn left into Wookey Hole Road. Continue for approx. 200 metres and turn left into Blake Road. At the end of the road turn left into Welsford Avenue. Number 53 can be found a little further along on your right.

REF:WELJAT02072024

#### Local Information Wells

**Local Council:** Mendip District Council

**Council Tax Band:** C

**Heating:** Gas central heating

**Services:** Mains drainage, gas & electricity

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



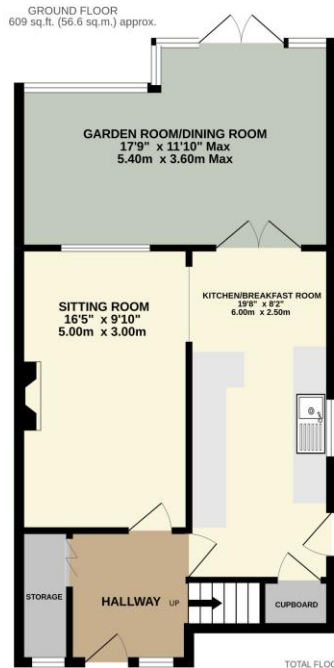
#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



#### Nearest Schools

- Wells (Primary and Secondary)



TOTAL FLOOR AREA: 1008 sq.ft. (93.6 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-measurement. 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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