



 4  2  2 EPC D

Offers Over £500,000
NO ONWARD CHAIN

29 Bishopslea Close
Wells
BA5 1TG

COOPER
AND
TANNER



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Offers Over £500,000 – Freehold – NO ONWARD CHAIN

DESCRIPTION

A spacious four bedroom detached home situated within a quiet cul de sac with South-West facing gardens and offered with no onward chain. The property is presented in good order throughout and is exceptionally convenient by being a short level walk to the Priory Park GP surgery, St Cuthbert's Junior and Infant Schools, Rockers and Rollers nursery and the city centre.

Upon entering the house is an entrance hall with space for shoes and coats and a downstairs w/c with basin. The sitting room can be found to the front of the house with a dual aspect view over the gardens and a gas fire as the focal point. The kitchen/dining room has been extended into a wonderful area, perfect for family living and entertaining. The kitchen features an array of fitted units, a range cooker, space for a dishwasher, plumbing for a washing machine and tumble dryer along with a breakfast bar to seat four people. The extension has a vaulted ceiling, with roof windows, and French doors opening out to the patio and gardens beyond. This space is currently presented as a sitting area but could equally be used as a dining room and can easily accommodate a dining table to seat eight people, if desired. A further reception room is currently used as a large storage room/utility but could also be used as a home office or playroom, if required.

To the first floor are four bedrooms with the principal bedroom benefitting from a view to the front and an ensuite shower room. Two further bedrooms are spacious doubles with fitted wardrobes, and the fourth bedroom is a good sized single, currently used as a home office. The fully tiled bathroom comprises a bath with shower above, toilet, wash hand basin and heated towel rail.

Both BT and Truespeed high speed fibre optic internet are hard wired to the house.

OUTSIDE

Approaching the property is a driveway for two cars and a part converted garage with further storage. The enclosed rear garden has a South-West aspect and is mainly laid to lawn with flower beds and borders of shrubs and bushes. A patio provides a wonderful area for outside furniture and entertaining. A newly constructed tanalised greenhouse (12ftx8ft) provides a brilliant space to grow vegetable and flowers. A summerhouse/'Lady shed' sits neatly in the corner and is a lovely spot to sit and enjoy the garden.

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 central Wells Take the A39 Glastonbury Road for approx. 300 metres and turn right into Jocelyn Drive. Take the third right into Keward Avenue and then first right into Bishopslea Close.

REF:WELJAT30012026

Local Information Wells

Local Council: Somerset Council

Council Tax Band: E

Heating: Gas fired 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

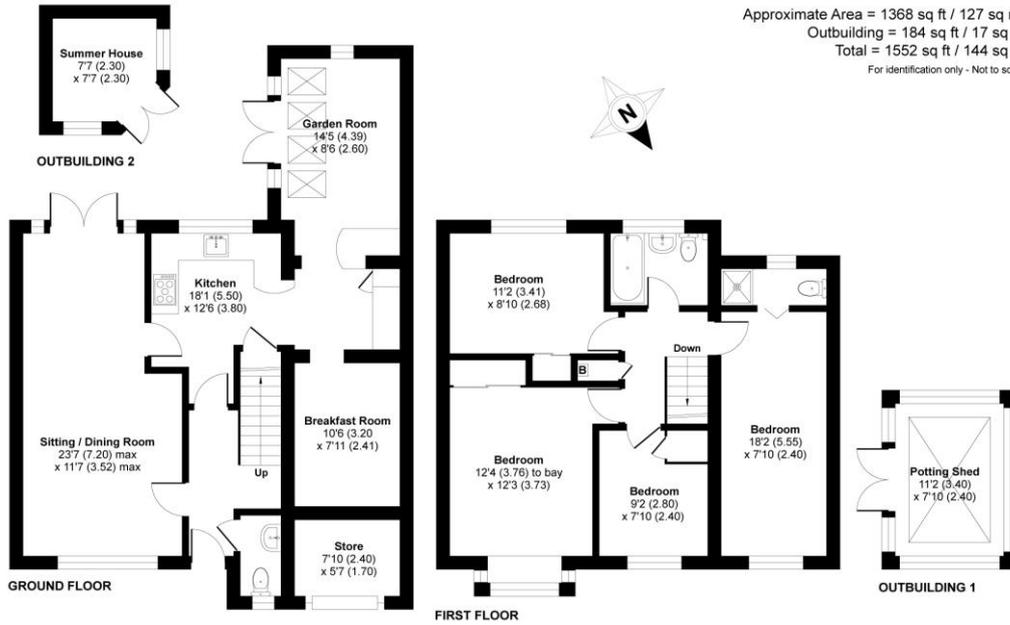
Bishopslea Close, Wells, BA5

Approximate Area = 1368 sq ft / 127 sq m

Outbuilding = 184 sq ft / 17 sq m

Total = 1552 sq ft / 144 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Cooper and Tanner. REF: 1402902



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