



 3  1  1 EPC D Guide Price £279,950 - Freehold
NO ONWARD CHAIN

34 Bishopslea Close
Wells
BA5 1TG

COOPER
AND
TANNER



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DESCRIPTION

A three bedroom semi-detached home situated within a quiet cul de sac with South facing garden, garage, parking and offered with no onward chain. The property is a blank canvas to place your own mark whilst having the benefit of being close to St Cuthbert's Primary School and a short, level walk to the city centre.

Upon entering the house is an entrance hall opening into the sitting room. The sitting room features a large window to the front, picture rail and ceiling rose. The kitchen/dining room runs the width of the house with an abundance of natural light and ample space for a table for four people. The kitchen comprises a range of fitted units, space for a cooker and washing machine along with a door opening out to the South facing patio and gardens beyond.

To the first floor are three bedrooms and the bathroom which comprises a bath with shower head attachment, toilet and wash basin. The main bedroom can be found to the front of the house with fitted wardrobes. A single bedroom, also with fitted storage, looks out to the front of the house whilst the third bedroom has a view over the enclosed rear gardens.

OUTSIDE

The garden features a patio area, perfect for outside dining and entertaining along with an area of lawn. The garage, to the side of the house, provides storage with an 'up and over' door to the front and a pedestrian door to the rear - providing access into the garden without having to go through the house. In front of the garage is a parking space for one car, with on road parking without restrictions within the cul de sac.

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 along Priory Road to the roundabout. At the roundabout take the second exit onto Glastonbury Road. Continue along Glastonbury road for approx. 300 metres and then turn right into Jocelyn Drive. Then take the third right into Keward Avenue and then first right into Bishopslea Close. Take the next right (also Bishopslea Close) and the property can be found on the left.

REF:WELJAT24112025

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

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



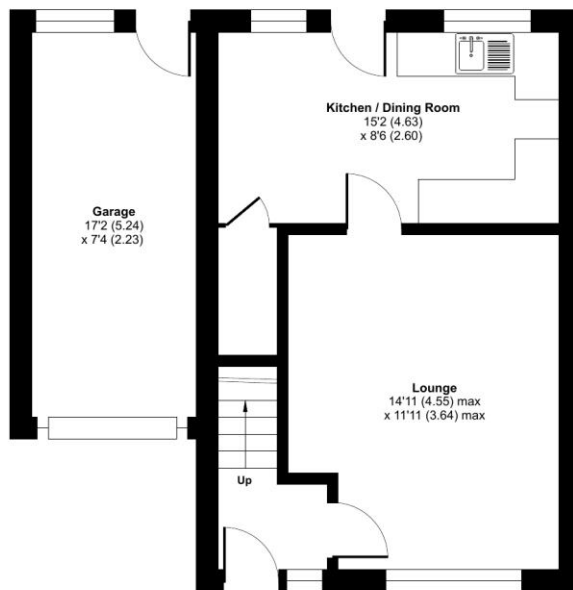
Bishopslea Close, Wells, BA5

Approximate Area = 728 sq ft / 67.6 sq m

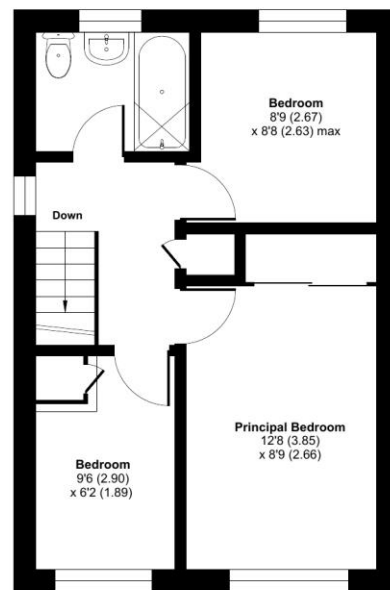
Garage = 125 sq ft / 11.6 sq m

Total = 853 sq ft / 79.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Cooper and Tanner. REF: 1385461



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 AND
 TANNER**

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