



 2  1  2 EPC B

£299,950 Freehold

9 Hamiltons Close  
Wells  
BA5 2GS

COOPER  
AND  
TANNER





# 9 Hamiltons Close Wells BA5 2GS

 2  1  2 EPC B

£299,950 Freehold

## DESCRIPTION

A phenomenal two double bedroom property situated on the desirable Bishops Green development presented in immaculate order throughout. Occupying a similar floor area of the three bedroom properties number nine has been designed with two master suites on the first floor.

Upon entering the house is a light and spacious hall with downstairs w/c with wash hand basin and space for shoes and coats. A door opens into the kitchen/dining room. This marvellous room has been recently enhanced and comprises; an array of fitted units with white gloss doors and rose gold handles, light wood effect worktops and an attractive tiled splash back. The kitchen benefits from a built-in dishwasher, electric oven and hob, integrated washing machine, space for a fridge/freezer along with space for a table to seat four to six people. Glazed doors opening into the sitting room which runs the width of the property, a well-proportioned room with ample space for seating and benefiting from French doors opening out to the garden.

To the first floor is a landing area leading to the two generous sized bedrooms. The bedroom at the front runs the width of the house and features an ensuite bathroom whilst the double bedroom at the rear has the benefit of a walk-in wardrobe, an ensuite shower room and a lovely view overlooking the gardens to the rear.

## OUTSIDE

To the front of the property is an area of gravel with space for pots and seating along with steps leading up to the front door. The enclosed rear garden has been well-tended by the current owners, it features raised beds planted with an array of shrubs and flowering plants, an area of lawn and large patio area, perfect for outside furniture and entertaining. A side passage provides a tucked away area with wooden shed offering useful

garden storage along with access to a pathway leading to the front of the house. Situated 20 metres away is the single garage with 'up and over' door and parking space in front.

## 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.

## SERVICE CHARGE

Please note: There will be a service charge payable in the region of £354 per annum to cover maintenance and landscaping within the development. This will commence once the development is fully completed.

## VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

## DIRECTIONS

From central Wells take the Wookey Hole Road and continue for approx. 1 mile. Take the first left onto the Bishops Green development and into Penleigh Road then take the first left into Hamiltons Close.

REF:WELJAT10012023

### 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

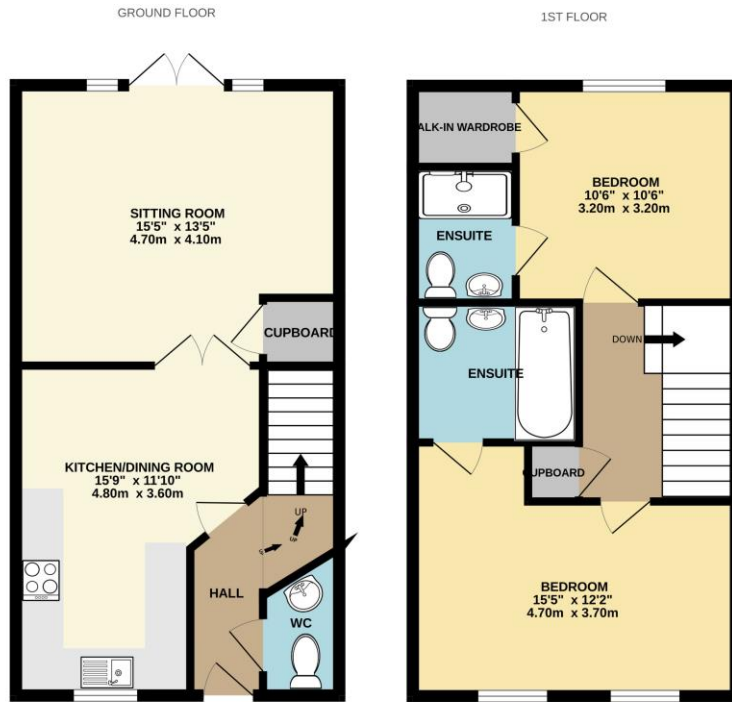
- Castle Cary
- Bath Spa
- Bristol Temple Meads



### Nearest Schools

- Wells





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-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.  
Made with Metropix 12/2024



WELLS OFFICE  
 telephone 01749 676524  
 19 Broad Street, Wells, Somerset BA5 2DJ  
[wells@cooperandtanner.co.uk](mailto:wells@cooperandtanner.co.uk)



**Important Notice:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

