



 2  1  1 EPC C

£235,000 Freehold

45 Sheldon Drive  
Wells  
BA5 2HE

**COOPER  
AND  
TANNER**



# 45 Sheldon Drive

## Wells

### BA5 2HE

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#### DESCRIPTION

A marvellous two double bedroom semi detached house with low maintenance garden and off road driveway parking. The property would make a fantastic first-time purchase or investment buy and is just a short walk to the city centre. Offered with NO ONWARD CHAIN.

Upon entering the house is an entrance porch, with space for shoes and coats, which opens into the sitting/dining room. The dual aspect sitting/dining room is bright and airy with ample space for both comfortable seating and a small dining table along with a gas fire as the main focal point. A door leads through to kitchen/breakfast room which features an array of fitted wall and base units, an integrated gas hob, electric oven, space for a fridge/freezer and space and plumbing for both a washing machine and a dishwasher. A door from the kitchen leads out to the enclosed south facing rear garden.

To the first floor are two double bedrooms and the family bathroom. The larger of the two bedrooms has a front aspect whilst the second bedroom has a view over the garden and access to the airing cupboard. The bathroom comprises a bath with shower above, toilet and wash basin.

#### OUTSIDE

To the front of the house is a low maintenance garden with a paved footpath leading to the front door and a driveway to the side with parking for 1-2 cars. The fully enclosed, south facing, rear garden is partly laid with

slabs, with the main majority of the garden being lawn. A pedestrian gate leads to the side leads to the driveway.

#### 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 our offices, continue along Priory Road to the roundabout. At the roundabout take the third exit into Strawberry Way. Take the first left into Sheldon Drive and take the second right, still Sheldon Drive, and the property can be found on the right.

REF:WELJAT26032024

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** B

**Heating:** Gas central heating

**Services:** Mains drainage, water, gas and electricity

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

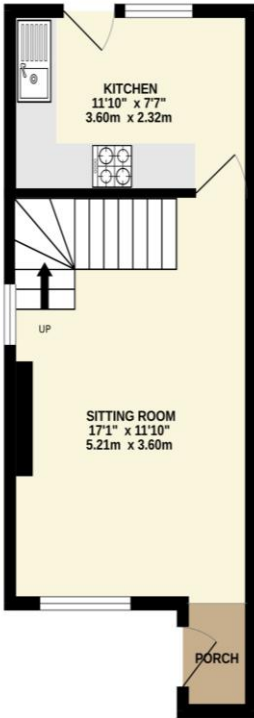
- Castle Cary
- Bath Spa
- Bristol Temple Meads



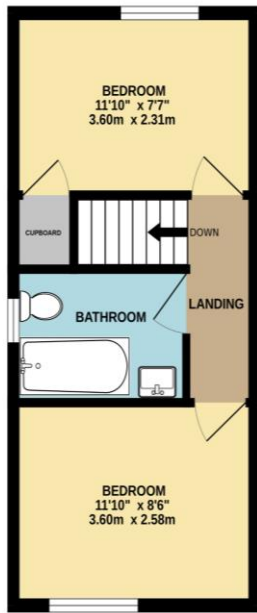
#### Nearest Schools

- Wells

GROUND FLOOR  
303 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR  
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 596 sq.ft. (55.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
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WELLS OFFICE  
telephone 01749 676524  
19 Broad Street, Wells, Somerset BA5 2DJ  
[wells@cooperandtanner.co.uk](mailto:wells@cooperandtanner.co.uk)



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