



 3  1  1 EPC D

Guide Price £239,950

7 St Cuthbert Street
Wells
BA5 2AW

**COOPER
AND
TANNER**



7 St. Cuthbert Street Wells BA5 2AW

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Guide Price £239,950 Freehold

DESCRIPTION

Set in the heart of the city of Wells, just moments from the High Street is this three bedroom mid-terraced cottage. The property, which requires renovation, has been within the same family for over 60 years and benefits from period features, an enclosed south facing rear garden whilst also being offered with no onward chain.

Upon entering the property is an entrance hall with space for shoes and coats opening into a sitting room with an open fire, large storage cupboard and view towards St Cuthbert Church. The kitchen/dining room is a spacious room featuring an array of fitted units, space for appliances and a table to accommodate four to five people whilst also having an original stone arch, believed to have been an old doorway. From the kitchen is direct access out to the enclosed garden which makes a perfect spot for outside seating and dining.

To the first floor are two double bedrooms and the bathroom. The main bedroom has a storage cupboard and views of The Church whilst the second bedroom looks out to the garden. The bathroom comprises a bath with shower above, toilet and wash hand basin. A small staircase leads to the second floor which features another bedroom with storage and views towards the Church.

OUTSIDE

The enclosed rear garden is a sun trap with it facing south and benefitting from sun throughout the day. At the far end of the garden is a shed which needs renovation but provides great additional storage.

There is on street parking outside the property - restrictions apply during the day (Monday to Saturday) but you can park between the hours of 6pm and 8am with no restrictions.

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

By Car - From our office in Broad Street, Wells turn left onto Priory Road and continue for 100m. At the junction turn right onto Princes Road. Continue for a further 250m to to the traffic lights and turn right into St Cuthbert Street (one way street). The property is a little further along on the right, directly opposite the church. You can park in the parking bays outside or opposite for up to one hour.

On Foot - From our office in Broad Street, Wells turn right into Queen Street and second left onto the High Street which continues into St. Cuthbert's Street. continue walking down the road with the church on your right, Number 7 can be directly opposite the church.

REF:WELJAT28052024

Local Information Wells

Local Council: Somerset Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, water, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

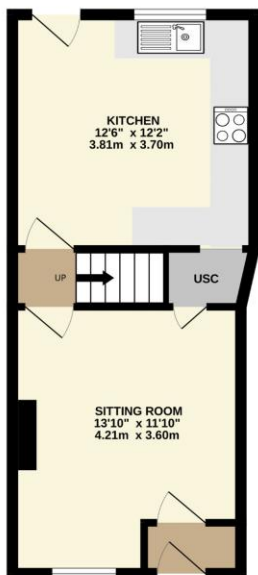
- Castle Cary
- Bath Spa
- Bristol Temple Meads



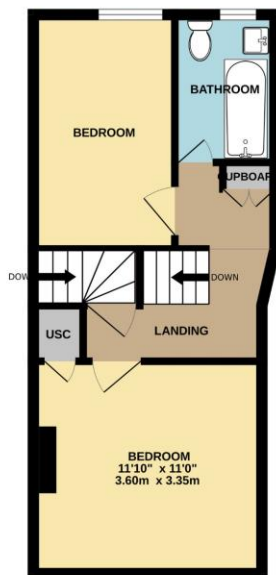
Nearest Schools

- Wells

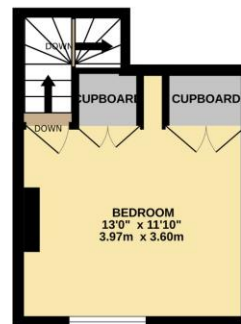
GROUND FLOOR
347 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.

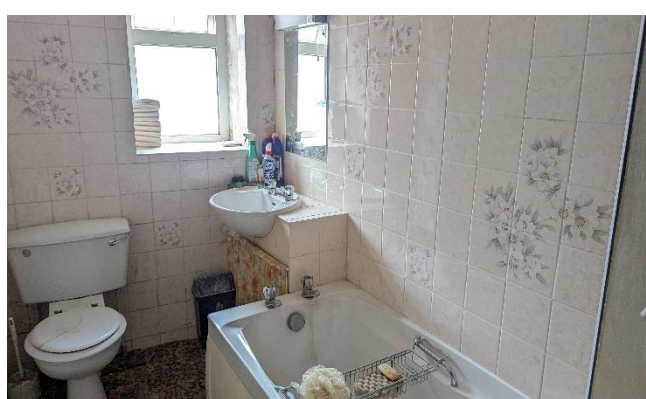
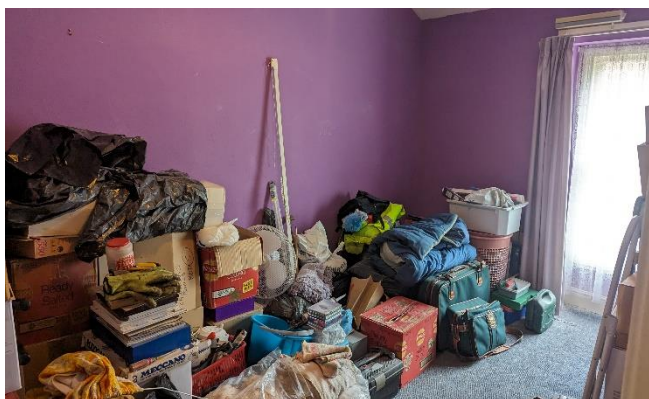


2ND FLOOR
167 sq.ft. (15.5 sq.m.) approx.



TOTAL FLOOR AREA: 863 sq.ft. (80.1 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-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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