





4 2 2 EPC C

£349,950 Freehold

5 Colles Close
Wells
BA5 3JY

COOPER AND TANNER





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Description

A substantial four bedroom extended semi-detached family home set within a quiet cul de sac with no onward chain. The property is presented to an immaculate standard and has been upgraded in recent years with beautifully a finished bathroom and ensuite shower room.

Upon entering the home is a light and welcoming entrance hall with storage cupboard and downstairs cloakroom. The kitchen/dining room benefits from a lovely aspect overlooking the garden. It features a range of wall and base units with a built in fridge/freezer, electric oven, gas hob, ample space for a dining table and door opening out to the patio and gardens. Adjacent to the kitchen is a utility room which has a sink and drainer units, plumbing for white goods and ample space for shoes and coats. A formal dining room also looks over the garden and features built in storage cupboard and ample space for a generous sized dining table for ten to twelve people with glazed French doors opening into the sitting room. Accessed from either the entrance hall or dining room is the sitting room which boasts a gas fire and a southerly aspect over the front garden.

The first floor has a light open landing leading to the master bedroom, forming part of the extension it is a spacious room with two sets of double wardrobes and a newly installed ensuite shower room, fully tiled with a large walk in shower, toilet, basin with storage and heated towel rail. Two further double bedrooms can be accessed from the landing, both with built in wardrobes, one looking over the back garden and the other over the front garden with Tor Woods in the distance. The fourth bedroom is a good size single or would make a perfect space for a home office if required. The family bathroom features a shower over the bath, toilet and wash hand basin.

Approaching the property is a paved driveway for two cars leading to a single garage with up and over door and pedestrian door opening onto the patio at the rear. The front garden is mainly lawn with the back garden, again mainly lawn with a variety of shrubs, bushes, flowers and patio area, perfect for outside furniture and entertaining.

The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself 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 is strictly by appointment with Cooper and Tanner. Tel: 01749 676524

Directions: Proceed out of Wells towards Bath along St. Thomas' Street (B3139) you will see Budgens garage on your right. Take the next turning on the left into Hawkers Lane. Take the second left into Colles Road and then first right into Colles Close.

REF:WELJAT200818

Local Information Wells

Local Council: Mendip

Council Tax Band: D

Heating: Gas central heating

Services: mains drainage, gas and electricity

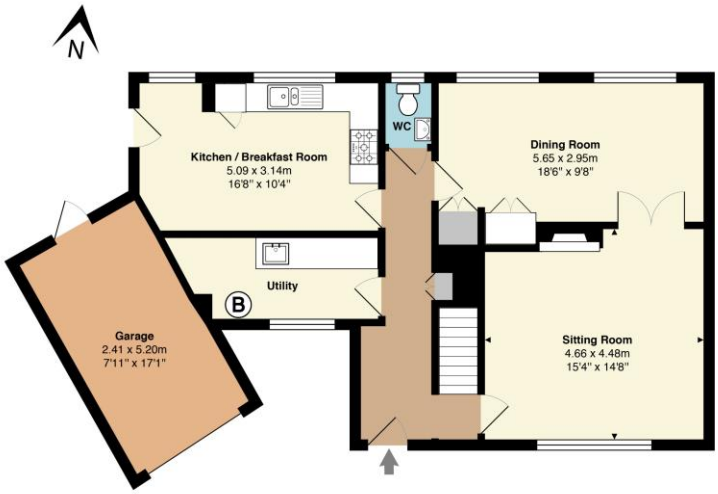
Tenure: Freehold

Motorway Links
- M4
- M5

Train Links
- Castle Cary
- Bath Spa
- Bristol Temple Meads

Nearest Schools
- Wells

5 Colles Close,
Wells



Ground Floor
Area: 77.7 m² ... 837 ft²



First Floor
Area: 69.1 m² ... 743 ft²

Approximate gross internal floor area - 146.8 m² / 1,580 ft² (excluding Garage)

Whilst every attempt has been made to ensure the accuracy of this floor plan, 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. All room measurements are maximum dimensions.



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COOPER AND TANNER

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