



5 Kidder Bank, Wells, BA5 3JT

£465,000 Freehold

COOPER
AND
TANNER



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Description

A splendid four bedroom detached family home, beautifully renovated and set within a popular area on the Bath side of Wells. The current owners have upgraded the property in recent years with a new kitchen, new flooring and heating system.

Upon entering the house is a light and spacious entrance hall with a storage cupboard, airing cupboard and downstairs cloakroom with toilet and wash hand basin. The kitchen/dining room benefits from a dual aspect with a lovely view over the front garden and a sliding door out to the rear garden. The kitchen comprises a range of units with under counter lighting, a range cooker, space and plumbing for a washing machine and tumble dryer along with a dining area offering ample space for a generous sized dining table. An additional door from the kitchen leads out to the side of the house. The sitting room, again has a dual aspect over the gardens and features an electric fireplace with stone surround and mantle.

To the first floor are three spacious double bedrooms, one having a built-in wardrobe and

looking over the rear garden and two looking out towards the Cathedral and St Thomas' Church Spire. The largest of the bedrooms also has bespoke built in wardrobes. The fourth bedroom is a single in size but would also make a fantastic study with it having a view over the rear garden. The family bathroom comprises a bath with shower above, toilet, wash hand basin, heated towel rail and storage.

Outside

At the front of the property is a driveway which leads to a large garage, tandem in length with light, power and a separate room at the rear, currently used as a utility room but could be used for a variety of different uses. The front garden is mainly laid to lawn with a border of shrubs and bushes and steps leading to the front door. The rear garden, also mainly lawn, has various seating areas from which to enjoy the afternoon sun. The garden has been landscaped and provides flower beds with various shrubs and bushes, a vegetable patch and wooden shed.









Location

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. At the far end of Colles Road turn right into Kidder Bank where number 5 can be found on the right.

REF:WELJAT231119



Local Information Wells

Local Council: Mendip District Council

Council Tax Band: E

Heating: Gas central Heating

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M4



Train Links

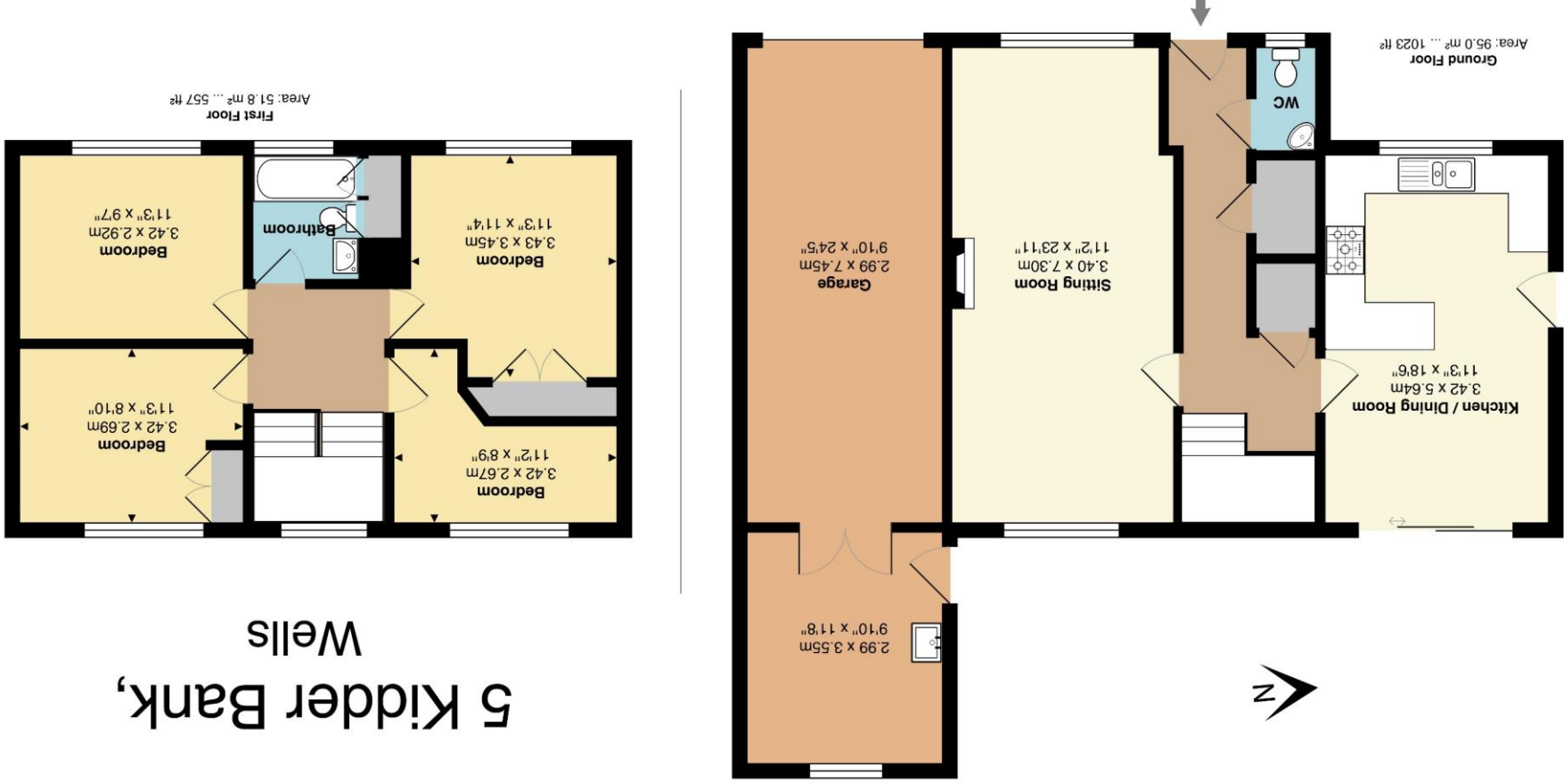
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

5 Kidder Bank, Wells



Approximate gross internal floor area of main building - 146.8 m² / 1,580 ft²

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. All room measurements are maximum dimensions unless otherwise stated.

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