

3 Bekynton Avenue, Wells, BA5 3NF

£395,000 Freehold

COOPER AND TANNER



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Description

An immaculate three bedroom detached bungalow set within a quiet and desirable location with south facing gardens. The property has been extended to create a spacious and comfortable home which also benefits from a garage, carport and ample off road parking.

Upon entering the property is a spacious entrance hall which leads into the kitchen/dining room. The kitchen comprises a range of wall and base units with under counter lighting and built-in wine rack. There is space for an under counter fridge with a freezer being kept in the utility room. The kitchen features an electric oven and gas hob along with a dining area with plenty of space to accommodate a table for six to eight people, whilst having a lovely view and door opening out to the gardens. The sitting room benefits from a triple aspect garden view whilst having an electric fireplace as the focal point. The adjoining conservatory is a splendid additional sitting area with french doors opening out to the patio and gardens beyond. The utility room is accessed via the garage and features a sink and drainer units along with ample space for white goods and door opening out to the carport.

The master bedroom is a spacious double room with a dressing/wardrobe area, sliding door out to a private garden and an ensuite shower room with a large shower, toilet, wash hand basin and heated towel rail. A further double bedroom looks over the front garden and benefits from an array of fitted wardrobes. The third bedroom, single in size would make for a brilliant guest bedroom or study if desired. The main family bathroom comprises a bath, toilet, wash hand basin and heated towel rail.

Outside

Approaching the property is a paved driveway to accommodate three to four cars, which leads to a large carport suitable for a 4x4 and a single garage with an 'up and over' door, electric and light. A pathway leads to the front door with a covered porch. The gardens surround the property on three sides and are mainly laid to lawn with a variety of shrubs, bushes and flower beds. From the dining area



















Outside (continued)
and conservatory doors open up onto a patio which along with the garden, faces south, a perfect space for outside furniture and entertaining. Behind the car port is a low maintenance area of garden which currently has two wooden sheds and a greenhouse.

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
From Wells take the B3139 signposted to Bath. Continue up St. Thomas Street into Bath Road, passing Budgens garage on your right. Take the second turning on the right into Bedford Road. At the bottom of the road turn left into Bekynton Avenue and follow the road for approx 80m where the property can be found on the right hand side.

REF:WELJAT05022020







Local Information Wells

Local Council: Mendip District Council

Council Tax Band: D

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

3 Bekynton Avenue,
Wells



Approximate gross internal floor area of main building - 137.9 m^2 / 1,484 ft^2

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 unless otherwise stated.

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