





3 1 1 EPC D

£285,000 Freehold

3 Johnson Close
Wells
BA5 3NN

COOPER AND TANNER





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Description
Set within a quiet cluster of houses in Johnson Close is this extended three bedroom family home with large private garden and ample off road parking. The house has been improved and extended and now comprises; an entrance hall with an area for shoes and coats leading through into the large open kitchen/dining room. The recently fitted kitchen features a range of wall and base units, a 'magic corner' unit, metro style and bespoke glass tiles, an electric double oven, space for a washing machine along with an island breakfast bar for two and a lovely view over the rear garden. There is ample space in the dining area of the kitchen for a table to seat eight to twelve people comfortably. Forming part of the storm porch extension is an area at the bottom of the stairs which is currently used as a study/homework area. The sitting room, which runs the width of the house, is dual aspect with a gorgeous view over the gardens. The generous room features an inset wood burner with wooden mantle along with French doors opening onto the decking area.

To the first floor is the landing with boiler cupboard and a large window overlooking the gardens. The master bedroom has a view towards Tor Woods and benefits from double wardrobes with ample storage. A further double bedroom has built in wardrobes and view towards the Cathedral. A generous single bedroom could easily accommodate a small double bed if required and looks out over the rear gardens. The family bathroom comprises a bath with shower above, toilet and wash hand basin.

Outside
To the front of the house is allocated parking for three cars with a storage shed and raised shrub borders. The rear gardens have been kept to a fantastic standard. From the French doors in the sitting room, or single door from the kitchen, is a covered decking area, perfect for entertaining with five outdoor power sockets, outside tap, plenty of space for outside furniture. The private gardens are mainly laid to lawn with a variety of shrubs, bushes and trees. A section of decking in the middle of the garden provides another area for outside furniture, with a further area at the far end accommodating a 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
From Wells take the B3139 (St. Thomas Street) signposted to Bath. Continue past the 'Budgens' garage on your right and then take the next right into Woodbury Avenue. Continue for approx. 100 metres and take the first left into Johnson Close. The property can be found immediately on the left.

REF:WELJAT11022020

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, gas and electricity

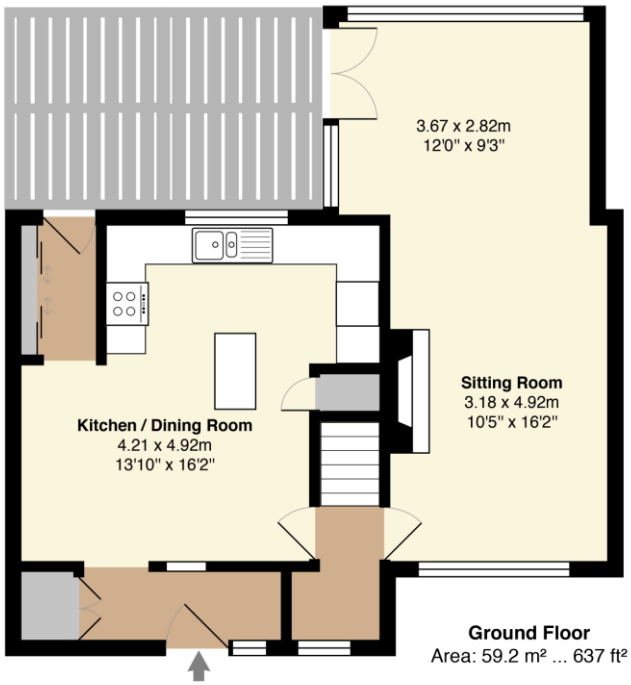
Tenure: Freehold

Motorway Links
- M4
- M5

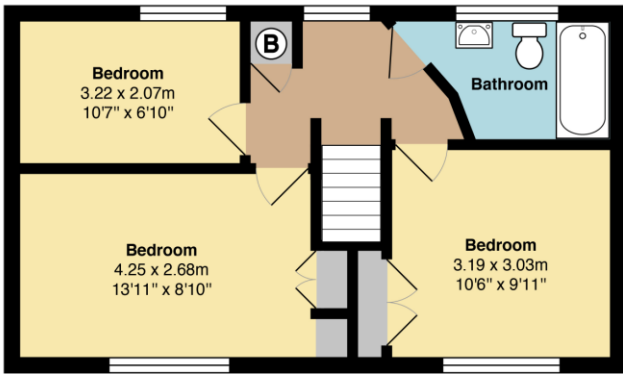
Train Links
- Castle Cary
- Bath Spa
- Bristol Temple Meads

Nearest Schools
- Wells

3 Johnson Close,
Wells



Ground Floor
Area: 59.2 m² ... 637 ft²



First Floor
Area: 42.5 m² ... 457 ft²

Approximate gross internal floor area - 102 m² / 1,094 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. 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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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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