



 3  1  1 EPC D

£285,000 Freehold

4 Woodbury Avenue
Wells
BA5 2XN

COOPER
AND
TANNER



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Description

A desirable three bedroom semi-detached family home with garage, parking and beautiful south west facing gardens. The property has been within the same ownership for over 43 years and is presented in an immaculate condition whilst still offering scope to extend, subject to the necessary consents.

Upon entering the house is a light and spacious entrance hall with under stair cupboard. The kitchen comprises a range of wall and base storage units, space for a fridge/freezer and freestanding electric cooker, plumbing for a washing machine, serving hatch to the dining area, door out to the side of the house along with a beautiful view over the gardens. The sitting/dining room is a splendid room with a gas fire being the focal point of the sitting area and the dining area spacious enough for a table to seat six to eight people comfortably. From the dining area is the conservatory, a dual aspect room with french doors opening out to the patio and gardens beyond.

Stairs rise to the first floor which comprises two spacious double bedrooms, one looking over the front gardens and the other having a view over the rear gardens and St Thomas Church Spire. The third bedroom is a generous sized single bedroom. The bathroom features a bath with shower above, toilet and wash hand basin.

Outside

Approaching the property is a driveway to accommodate two cars leading to a single garage. A passage between the garage and house provides access to the beautifully maintained gardens to the rear. The garden has been

lovingly designed and enhanced by the current owners. it features a patio area for outside seating and entertaining, a lawn, a wide variety of shrubs, bushes and trees along with borders of flowers.

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 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 next turning on your right in to Woodbury Avenue. The property can be found on the right hand side.
REF:WELJAT261019

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

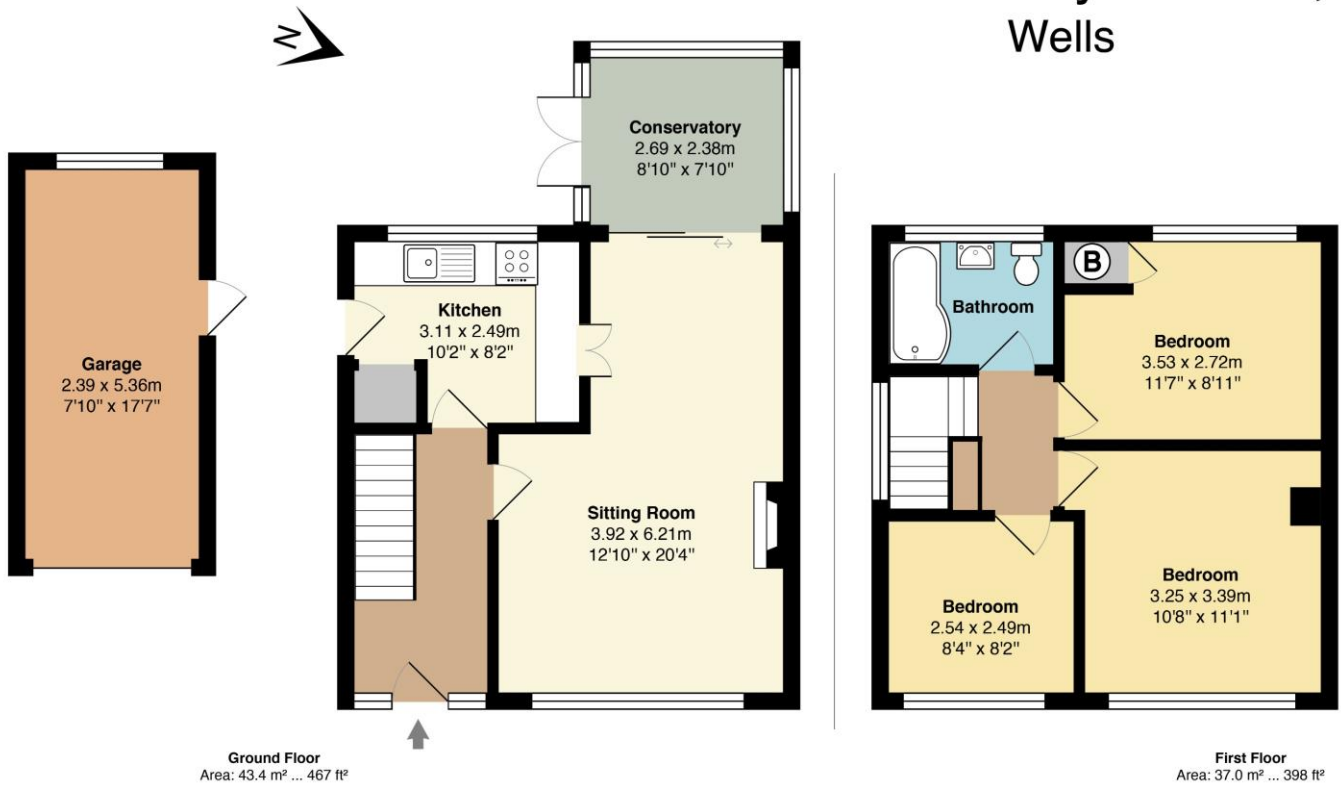
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

4 Woodbury Avenue, Wells



Approximate gross internal floor area of main building - 80.4 m² / 865 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 unless otherwise stated.



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