



 3  1  1 EPC C

£210,000 Freehold

71 Balch Road
Wells
BA5 2BY

COOPER
AND
TANNER



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Description

A spacious three bedroom semi-detached family home with south facing gardens, parking and offered for sale with no onward chain. The property has had one owner since it was built in 1953, it has been upgraded in more recent years with upgraded electrics and a new boiler in 2017 but does require complete modernisation and updating internally.

Upon entering the property is a spacious entrance hall leading into a dual aspect sitting room which is generous in size. Double doors open into a large kitchen/dining room with an array of fitted units, ample space for a big dining table and a view looking out to the garden.

To the first floor are three well-proportioned bedrooms, two spacious double bedrooms and a good-sized single bedroom. The bathroom was converted into a walk-in shower room with shower, toilet and wash hand basin.

Outside

The gardens are south facing and enclosed, mainly laid to paving it makes the garden easy to maintain but also offers a blank canvas to enhance and improve. There is also a useful brick-built garden store. The parking can be found at the bottom of the garden with space for two cars.

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 the Wells Office turn left onto Priory Road and carry on to the roundabout. At the roundabout take the third exit on the A39. At the next traffic lights turn left onto Burcott Road then take the next right into Balch Road. Follow the road round and the property can be found further along on the left.

REF:WELJAT03032020

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



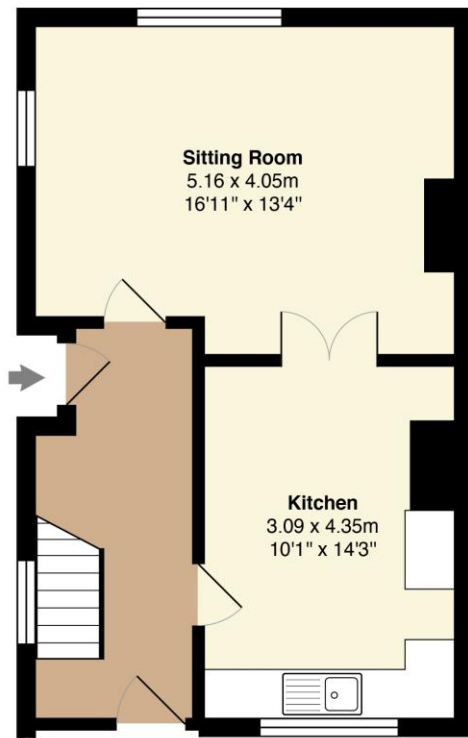
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

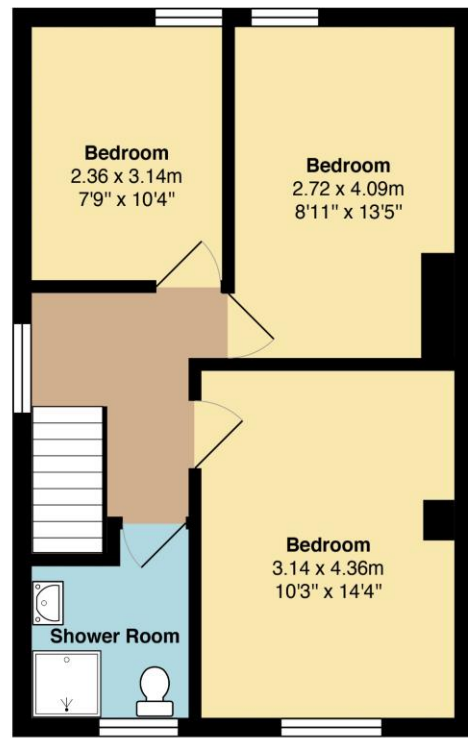
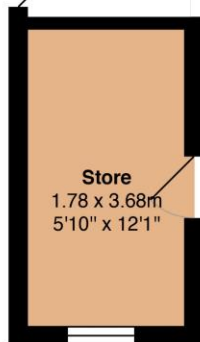


Nearest Schools

- Wells



Ground Floor
Area: 43.6 m² ... 470 ft²



First Floor
Area: 44.9 m² ... 483 ft²

71 Balch Road, Wells



Approximate gross internal floor area of main building - 88.5m² / 953ft²

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.



WELLS OFFICE
telephone 01749 676524
19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

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AND
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