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OIEO £210,000 Freehold

29 Churchill Road
Wells
BA5 3JB

COOPER AND TANNER


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Offers in excess of £210,000 Freehold

Description
Occupying an elevated position and benefitting from splendid views over the rooftops towards Wells Cathedral is this light and spacious three bedroom semi-detached house with a larger than average garden and off street parking.

On entering the property is a generous hallway with ample space for shoes and coats. The kitchen is a good size and has a range of base units and a walk-in larder. The kitchen is equipped with an electric oven, dishwasher, fridge along with a stainless steel sink with mixer tap and window looking out over the rear garden. Off the kitchen is a large room currently used as a utility area equipped with a washing machine and tumble dryer, along with a small cloakroom. A side door gives access to the garden. Leading from the kitchen into the large sitting / dining room there is plenty of space for a dining table to seat six to eight people and room to accommodate a sofa and armchairs.

Upstairs there are two large double bedrooms and a single bedroom. The master bedroom has lovely views towards Wells Cathedral and beyond and benefits from two fitted wardrobes offering plenty of storage. The second bedroom is also a very generous double room overlooking the rear garden. Lastly, the single bedroom also has great views towards the Cathedral. The Family bathroom comprises a toilet, vanity wash basin with storage beneath and a 'P' shaped bath with shower over.

Outside
To the front of the property are two parking spaces. The garden is a larger than average and has a sociable patio area ideal for entertaining. The rest of the garden is mainly laid to lawn and fully enclosed with plenty of space for children's play equipment.

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 along St. Thomas Street which turns into Bath Road, passing Budgens garage on the right. Take the second left into Churchill Avenue and then first right into Hervey Road. Continue to the end of Hervey Road the property is immediately in front of you on the corner of Churchill Road and Sealey Crescent.

REF:WELJAT181119

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: C

Heating: Gas central heating

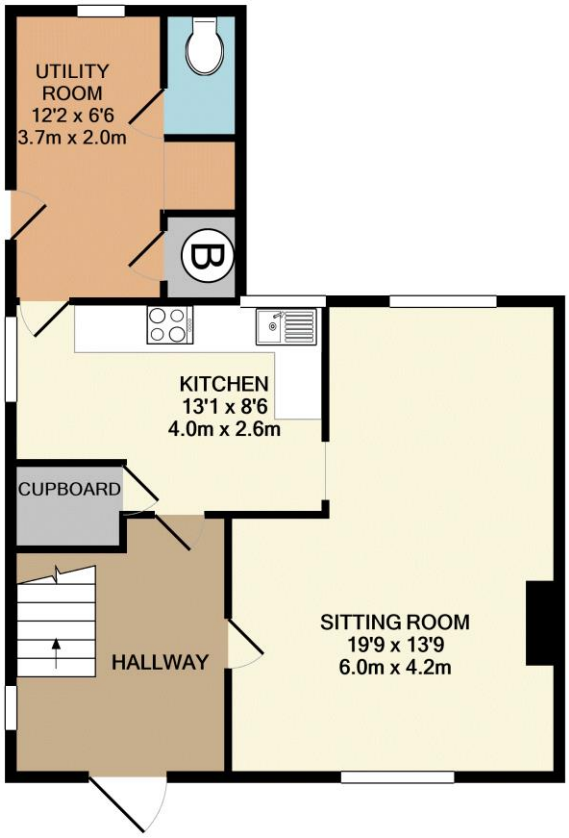
Services: Mains drainage, gas and electricity

Tenure: Freehold

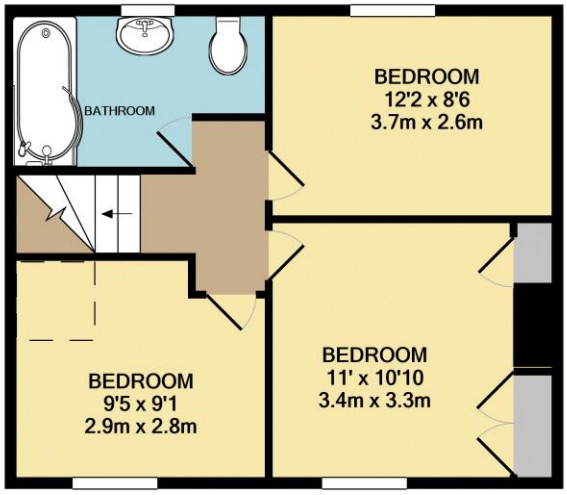
Motorway Links
- M4
- M5

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

Nearest Schools
- Wells



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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
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COOPER AND TANNER

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