





3 3 1 EPC E

£320,000 Freehold

18 Hooper Avenue
Wells
BA5 3NA

COOPER AND TANNER





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Description
A splendid three bedroom detached family home with garage and ample parking set within the desirable area of Hooper Avenue. The property has been upgraded but still offers scope to enhance, improve and extend further if desired.

Upon entering the house is a spacious entrance hall with downstairs toilet and wash hand basin. The sitting room is a fantastic dual aspect room which looks out over the front garden and has an open fire as the focal point, currently with an electric fire in situ. From the sitting room is the conservatory which has a lovely aspect overlooking the enclosed rear gardens and french doors that open out to the patio. The kitchen comprises a range of wall and base units with a freestanding electric cooker, view over the garden and door opening onto the drive, to the side of the house. Adjacent to the kitchen is the dining room which is a marvellous area for entertaining.

To the first floor are three bedrooms and a shower room. The two double bedrooms can be found at the front of the house with the main bedroom having the benefit of built-in wardrobes and an airing cupboard. The third bedroom is a generous sized single bedroom looking out to the rear gardens. The shower room comprises a shower, toilet and wash hand basin.

Outside
Double gates at the front open to a driveway to accommodate two to three cars, leading to a large single garage with 'up and over' door. Access can be had all around the house with an area of lawn and hedging providing privacy at the front. The rear garden is mainly laid to lawn with a variety of shrubs, bushes, trees, stone walling, wooden fencing and a patio, perfect for outside furniture.

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 centre follow signs for B3139 (signposted to Bath) towards the Horrington's into St Thomas Street. Continue onto Bath Road and take the third turning on the right into Hooper Avenue. Number 18 will be found a little further along on the right hand side.

REF:WELJAT17022020

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: D

Heating: Oil central heating

Services: Mains drainage and electricity

Tenure: Freehold

Motorway Links
- M4
- M5

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

Nearest Schools
- Wells

18 Hooper Avenue, Wells



Approximate gross internal floor area of main building - 96.9 m^2 / 1,043 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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