





3 1 1 EPC E

Offers Over £255,000

33 Kings Castle Road
Wells
BA5 3LT

COOPER AND TANNER





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£265,000 Freehold

Description
A splendid three bedroom semi-detached family home with private gardens, large garage and with planning permission granted to extend and enhance. It is now vacant and offered with no onward chain. The house has been recently neutrally decorated throughout and is situated in a desirable residential area of Wells close to beautiful walks either into the city centre or the countryside.

Upon entering the house is a light and airy entrance hall with doors opening to the sitting room and kitchen. The spacious sitting/dining room benefits from a lovely dual aspect looking out over the front gardens and has sliding doors opening to the patio to the rear. The room has ample space for sofas and for a table to comfortably accommodate six to eight people. The kitchen comprises a range of fitted units topped with wooden work surfaces, an electric oven, gas hob, view to the garden and door opening into the attached garage which also has a utility area inside.

To the first floor are three bedrooms, two spacious double bedrooms both having wardrobes, and a good sized single which looks out over the front gardens towards Tor Woods. The family bathroom comprises a bath with shower above, toilet and wash hand basin.

Planning consent has been granted for a two storey extension to the property to include a fourth bedroom, with ensuite, which would benefit from lovely elevated views and also include a study, ground floor WC and enhanced ground floor accommodation. Planning Ref:2020/0794/HSE

Outside
Approaching the property is a driveway for one car leading to a larger single garage with ample space for a car and plenty of storage along with plumbing for a washing machine. The garage has a door opening into the house and into the garden and offers a wealth of opportunities to suit the purchaser (subject to any further consents, if necessary). The garden has been designed to be low maintenance with a large area of paving, perfect for outside furniture. Steps lead to a raised area with a green house and beds of shrubs and bushes.

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: 01748 676524.

Directions
From Wells take the B3139 signposted to Bath. Continue up St. Thomas Street into Bath Road, passing Budgens garage on your right. After Budgens take the fourth turning on the right into King's Castle Road and follow the road to the bottom and round to the left and the property can be found a little further along on the left.

REF:WELJAT120620

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: C

Heating: Gas central heating

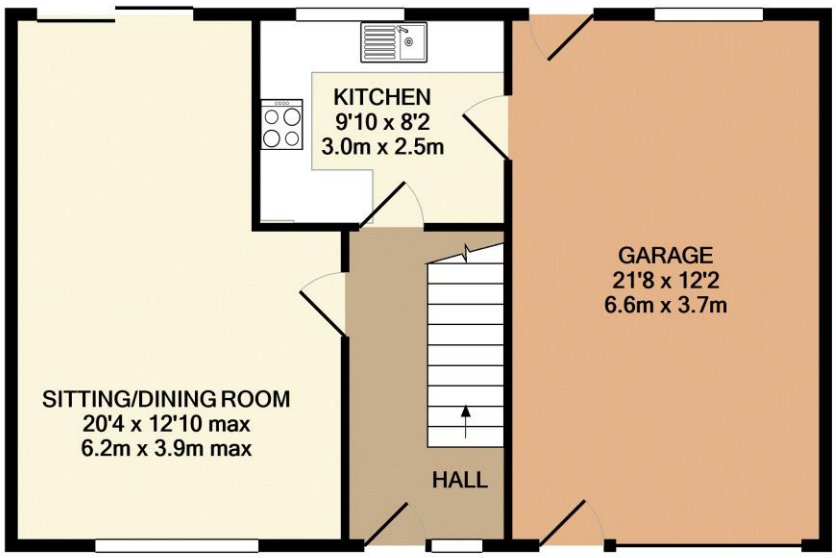
Services: Mains drainage, gas and electricity

Tenure: Freehold

Motorway Links
- M4
- M5

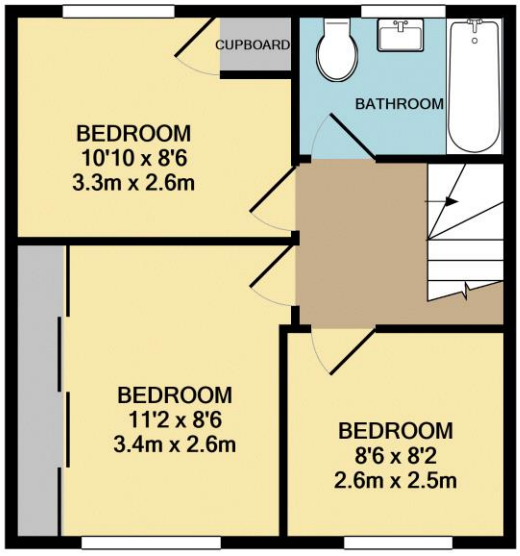
Train Links
- Castle Cary
- Bath Spa
- Bristol Temple Meads

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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