





3 1 1 EPC D

£195,000 Freehold

37 Churchill Road East
Wells
BA5 3HU

COOPER AND TANNER





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Description
Occupying an elevated position on the eastern fringes of the city is the spacious, double fronted mid terrace property. The property benefits from generous room sizes and double glazing but does require a full scheme of redecoration.

Upon entering the property is a porch with space for coats and shoes opening into the hall. Leading off the hall is the dual aspect sitting room, with views over the front garden towards the golf course and views of the garden to the rear. A feature fireplace with open fire and display shelves is the focal point of this well - proportioned room. Across the hall is the kitchen dining room, again a sizeable room with a dual aspect. The room naturally divides into two distinct areas; the kitchen features a good number of units with wooden door fronts, space and plumbing for a washing machine, space for a cooker, stainless steel sink and a peninsula/breakfast bar. The dining area can comfortably accommodate a table to seat eight to ten and benefits from an under stairs cupboard and a further door leading out to the front garden. Tucked away neatly in the corner is the 'ideal' gas boiler. Off the dining area is a rear lobby, again perfect for coats and shoes which leads out to the rear garden.

Stairs rise to the first floor where there are three bedrooms, a shower room and separate WC. To the front, again with views towards the golf course, are two generous double bedrooms both with built-in cupboards. The third bedroom, with rear aspect, is a cosy double or generous single in size. The shower room has been updated in recent years with a large walk-in shower, vanity basin with storage beneath and heated towel rail. The separate WC also benefits from a recently fitted WC. Also accessed from the landing is the airing cupboard housing a hot water cylinder.

Outside
To the front of the property is a path leading to the front door. Either side of the path is an area of gravel, for ease of maintenance, which is planted with mature trees and shrubs. This provides the perfect spot for a garden bench from which to enjoy the sunny southerly aspect.

Accessed from the rear lobby, the rear garden is fully enclosed and comprises; a patio area with a natural stone wall and steps leading up to a series of shallow terraces, which are planted with mature trees and shrubs.

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 signposted to Bath. Continue up St. Thomas Street into Bath Road, passing Budgens garage on your right continue for a further 400m and you will see 'The Britannia Inn' on your right. After a further 20m turn left into Churchill Road East. Continue for approx. 120m and the property can be found on the right. REF:WELJAT11032020

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: C

Heating: Gas central heating

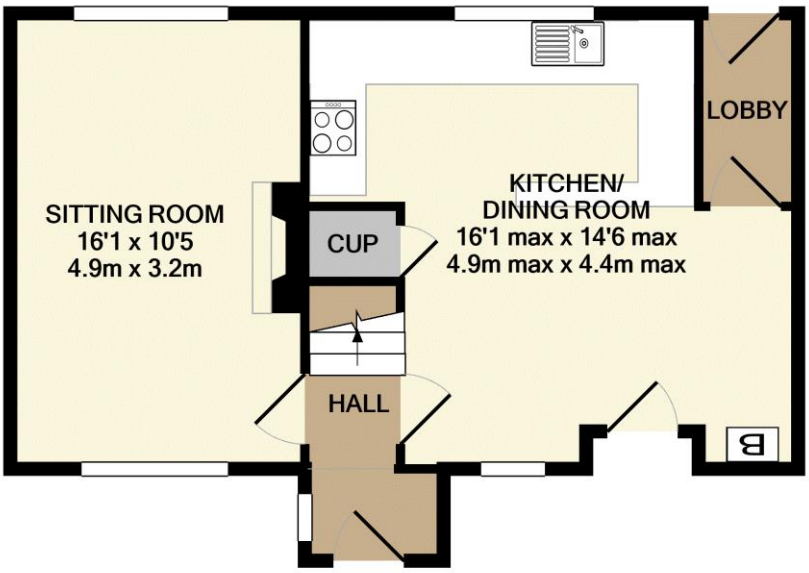
Services: Mains drainage, gas and electricity

Tenure: Freehold

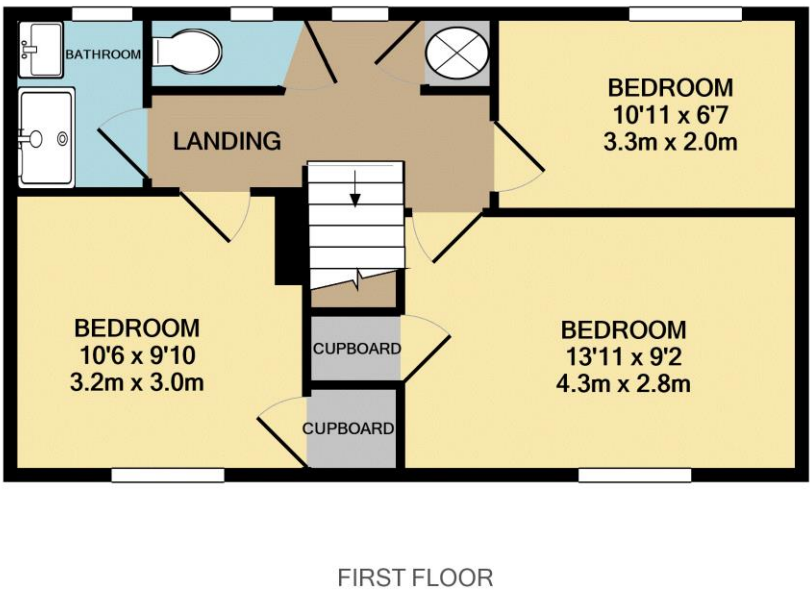
Motorway Links
- M4
- M5

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

Nearest Schools
- Wells



GROUND FLOOR



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

COOPER AND TANNER

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