





2 1 1 EPC D

£270,000 Freehold

39 Kings Road
Wells
BA5 3LU

COOPER AND TANNER





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Description

Nestled in a quiet cul-de-sac, on the sought after eastern side of the city, is this delightful two bedroom detached bungalow with lovely views over Tor woods. The property comes with a single garage, parking and gardens to the front and rear. The property is well presented but could benefit from some updating.

Upon entering the property is a generous hallway with space for a small table and chairs, two storage cupboards one of which houses the combi boiler and the other perfect for coats and shoes. From the hallway a door leads into the spacious sitting room, this is a well-proportioned space with ample room for a sofa, armchairs and dining table and chairs, a large window offers views towards Tor woods and floods the room with plenty of natural light. The kitchen has a range of wall and base units, larder and space for a cooker and fridge freezer along with plumbing for washing machine. A small serving hatch opens into to the dining area.

The first of the two double bedrooms is a good size and comfortably accommodates a double bed, large wardrobe and dressing table and looks out over the rear garden. The second double bedroom also overlooks the rear garden and is of good proportions. The family bathroom comprises WC, basin and bath with a shower overhead.

To the front of the property is an area laid to lawn with a range of shrubs and plants. A path leads across the front of the property to a side gate offering access to the rear garden. The rear garden is laid to lawn with a lovely apple tree and well established shrubs. A rear door gives pedestrian access to the single garage and a small wooden shed offers further garden storage. The garage has an 'up and over' door and benefits from light and power. The driveway offers parking for at least two vehicles.

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. After Budgens take the fourth turning on the right, into King's Castle Road. Continue down and take the first left into Kings Road. At the end turn left and follow the cul-de-sac around to the right. 39 Kings Road can be found on the left hand side.

REF:WELJAT140918

Local Information Wells

Local Council: Mendip

Council Tax Band: D

Heating: Gas fired central heating

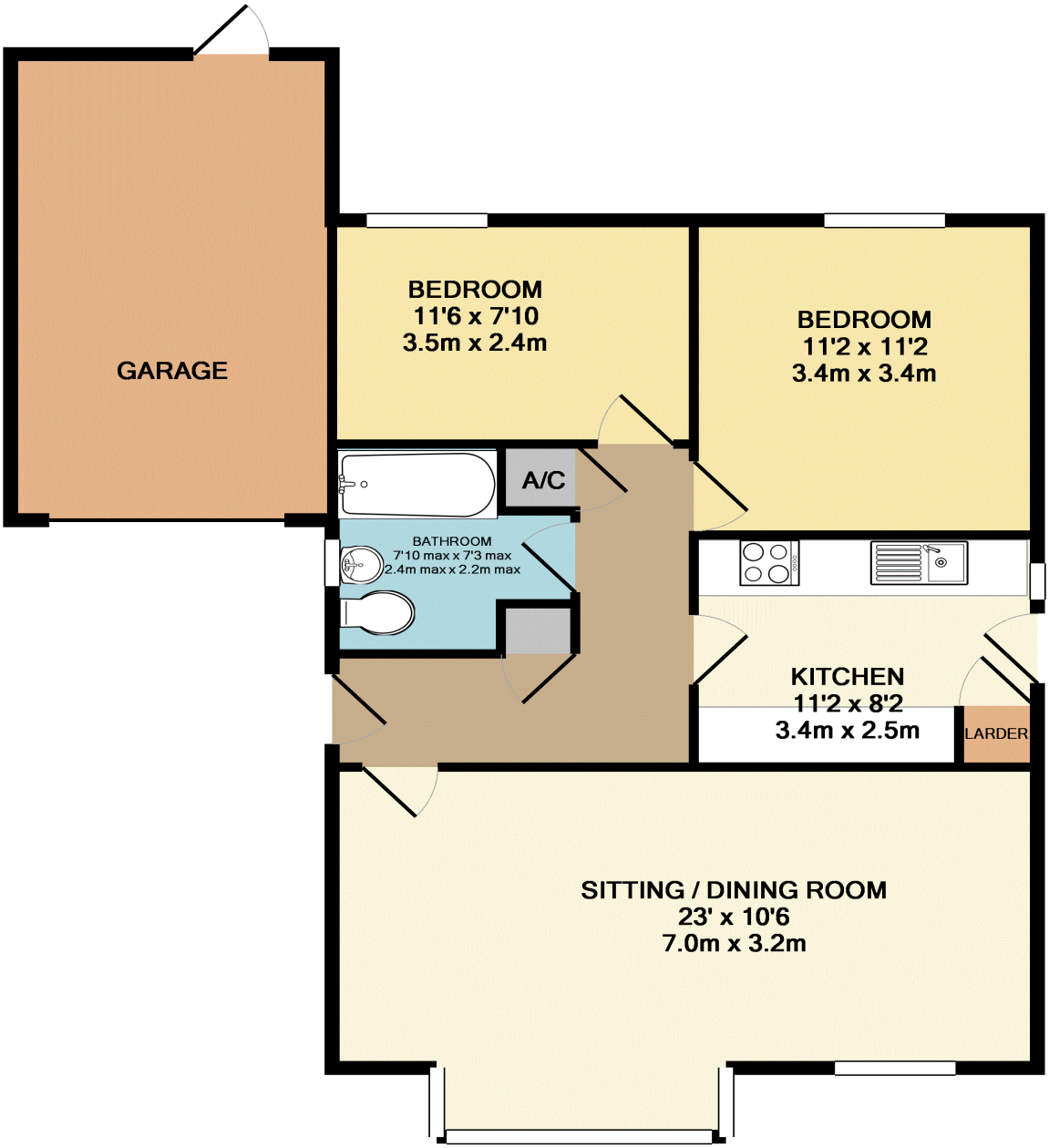
Services: Mains drainage, gas and electricity

Tenure: Freehold

Motorway Links
- M4
- M5

Train Links
- Castle Cary
- Bristol Temple
- Bath Spa

Nearest Schools
- Wells



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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