



 3  2  1 EPC E

£279,950 Freehold

34 Bath Road
Wells
BA5 3LG

COOPER
AND
TANNER



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Description

A charming two/three bedroom semi-detached period cottage with south facing garden, double garage and no onward chain. The property has undergone improvements by the current owner, with the recent addition of a new kitchen, utility room and bathroom, whilst still offering scope to be enhanced and extended further subject to the necessary consents.

The kitchen comprises a range of wall and base units with an electric cooker and hob, tiled floor and ample space for a dining table to accommodate four to six people. Adjoining the kitchen is a utility room, which has been newly fitted, has plumbing for white goods, a door out to the garden and a downstairs w/c. The sitting room has beautiful flagstone floors, a wood burner as the focal point along with a storage cupboard and a lovely aspect to the front. The formal dining room could equally be used as a further sitting room or a downstairs bedroom if desired. The room looks out to the front of the house overlooking a green and has a feature fireplace which could be opened up to an open fire or install a wood burner.

The first floor offers three bedrooms, two spacious double bedrooms with exposed wooden floors and the third bedroom being a generous sized single with a beautiful southerly aspect overlooking Tor Woods. The newly fitted bathroom comprises a bath with shower above, toilet, wash hand basin and heated towel rail. Bedroom two is used as access for bedroom three and the bathroom however it could be used as an additional sitting room and the formal dining room could be used as a downstairs bedroom.

Outside

A pathway leads from Bath Road to the front door. A double garage can be found at the rear of the property.

The garden is low maintenance with a hard-standing area and an area of gravel making it a perfect space for outside furniture and entertaining. The garden faces south and has a view of Tor Woods in the background.

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 and the Woodbury Avenue on your right. Proceed for a further 100m and the property can be found on the right, set back from the road.

REF:WELJAT080421

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: B

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



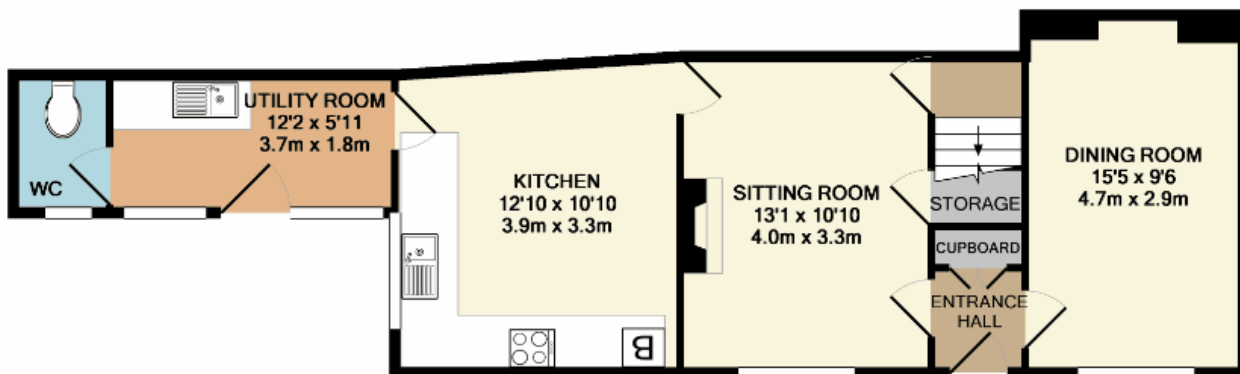
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

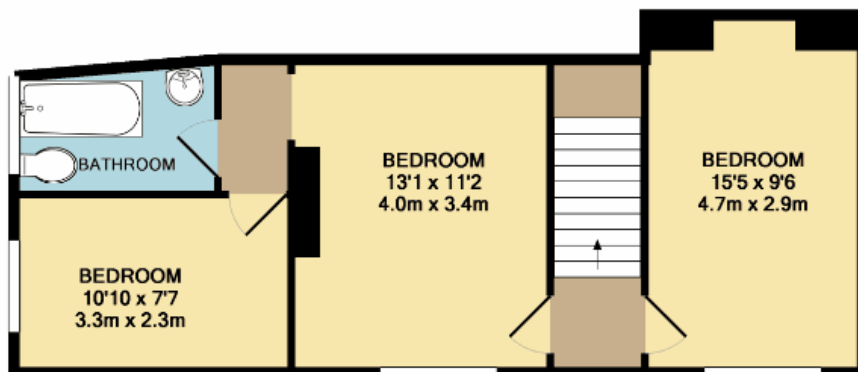


Nearest Schools

- Wells

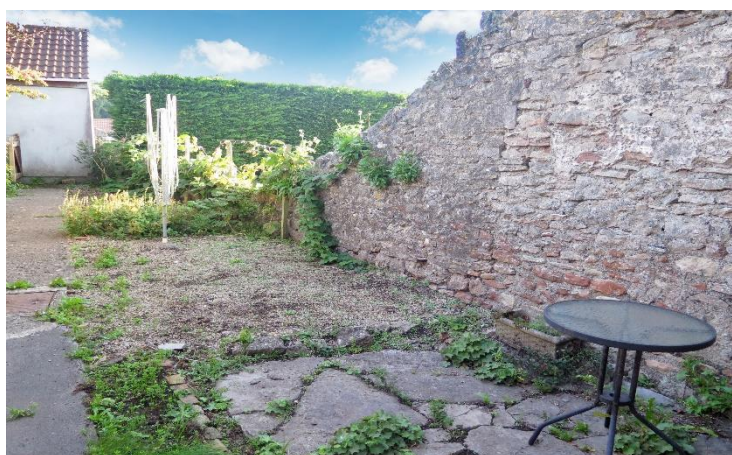


GROUND FLOOR



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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