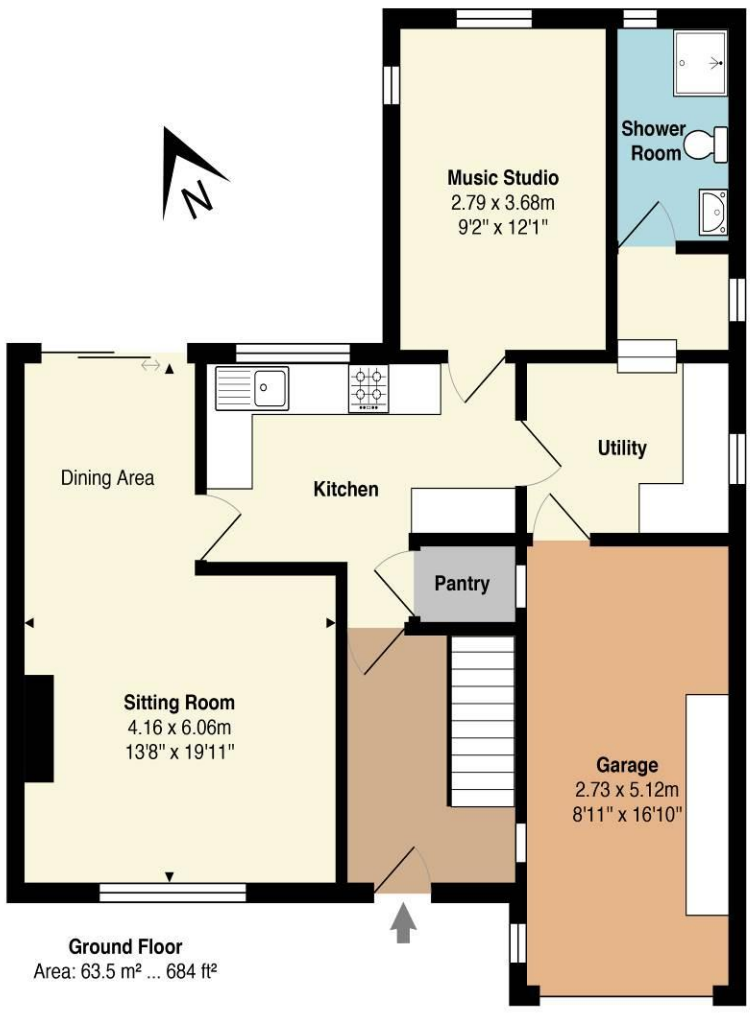
To Contact
COOPER & TANNER
Wells Office

Telephone: 01749 676524
Address: 19 Broad Street, Wells, Somerset BA5 2DJ
E-mail: wells@cooperandtanner.co.uk

IMPORTANT NOTICE:
These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

7 Churchill Road,
Wells









Approximate gross internal floor area - 121 m^2 / 1,304 ft^2 (excluding Garage)

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.



7 Churchill Road, Wells, BA5 3HZ

Guide Price £285,000

COOPER & TANNER
THE ART OF AGENCY

Description

An extended four bedroom semi-detached family home substantially improved and offering marvellous views towards the Cathedral. The property has undergone extensions to the side and rear to create generous and versatile accommodation offing flexibility to either have two reception rooms or an additional ground floor bedroom.

Upon entering the property is an entrance hall with under the stairs storage, leading into the kitchen/breakfast room with a range of fitted units, breakfast bar, electric cooker, gas hob, walk in larder and space for a dishwasher. Adjoining the kitchen is a utility room which has additional units and plumbing for a washing machine along with access to both the integral garage and downstairs shower room. The shower room benefits from shower cubicle, toilet, wash hand basin and heated towel rail.

The sitting/dining room runs the depth of the house providing it with a dual aspect with an electric fire as the focal point, sliding doors onto the patio and ample space for several large sofas and a generous dining table. A further reception room has currently been designed as a music room, set up with quadruple glazing and high levels of sound insulation but could easily be used as a further snug, play room, office or bedroom if required.

The first floor landing splits into two wings, one of which is the master suite which comprises of a vaulted bedroom with beams and marvellous views towards Wells Cathedral and St.Thomas Church.

The master bedroom has a beautifully finished en-suite shower room with walk in shower, toilet and wash hand basin with storage beneath. There are three further bedrooms, a double and single bedroom to the front and both having built in storage and lovely views over the city. A double bedroom at the rear benefits from a view over the gardens and adjoining is the family bathroom with a shower over the bath, toilet and wash hand basin.

Outside

On approaching the property is a gravel driveway which can easily accommodate two to three cars with the integral garage providing extra space or either storage or a car. The rear garden is set over two levels, the lower level which is paved provides a fantastic area for outside seating with sliding doors from the sitting/dining room. Steps lead from the patio to an area of lawn with a raised bed and area of bark, perfect for outside play equipment.

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.

Tenure

Freehold

Heating

Gas central heating

Services

Mains drainage, water, gas and electricity are all connected.

Local Authority

Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Tel: 0300 303 8588

Council Tax

Band 'B'

EPC Rating

Rating ‘D’

Viewing

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

Directions

From Wells take the B3139, St. Thomas Street, signposted to Bath. Continue along St. Thomas Street, passing Budgens garage on the right. Take the second left into Churchill Avenue and continue to the top of the road and bare right into Churchill Road. The property is the fourth house on the left.

REF:WELJAT240118



















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