



 3  1  1 EPC D

£265,000 Freehold

40 Woodbury Avenue
Wells
BA5 2XP

COOPER
AND
TANNER



40 Woodbury Avenue Wells BA5 2XP

 3  1  1 EPC D

£265,000 Freehold

Description

A three bedroom semi-detached family home set within the popular area of Woodbury Avenue with views towards Tor Woods and no onward chain. The property has been in the same ownership for over 40 years and would now benefit from some updating and modernising.

Upon entering the property is an entrance hall, with understairs storage cupboard, leading through to the sitting/dining room. The open plan room has a lovely aspect both out to the gardens and towards Tor Woods. It features a gas fire as the focal point of the room, ample space for a good sized dining table and sliding doors opening out to the rear garden. The kitchen comprises a range of fitted units, a larder cupboard, space for a freestanding cooker and fridge along with a door opening out to the side of the property.

To the first floor are two spacious double bedrooms, one having views over the front gardens along with an array of fitted wardrobes and the other having an airing cupboard and looking over the rear gardens. The third bedroom would make a fantastic single bedroom or home office if desired with fitted storage. The bathroom comprises a bath with shower above, toilet, wash hand basin and storage.

Outside

Approaching the property is a paved driveway to accommodate 3/4 cars. The front garden is mainly lawn with a variety of shrubs, flowers and rose bushes. The rear garden has been designed to be low maintenance, set

over 3 levels with an area of patio, perfect for outside furniture, shrubs, bushes and two storage sheds.

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 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. Take the next turning on your right in to Woodbury Avenue. Continue for approx. 400m and the property can be found on the right hand side.

REF:WELJAT17062020

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

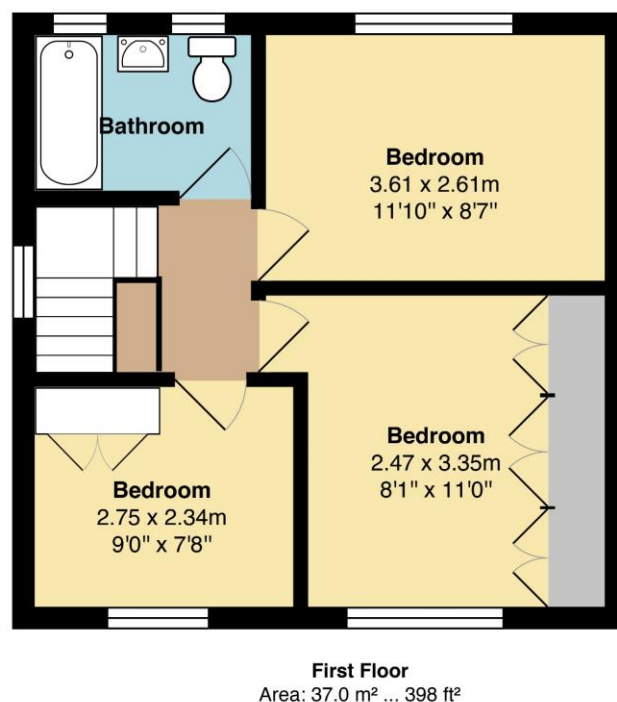
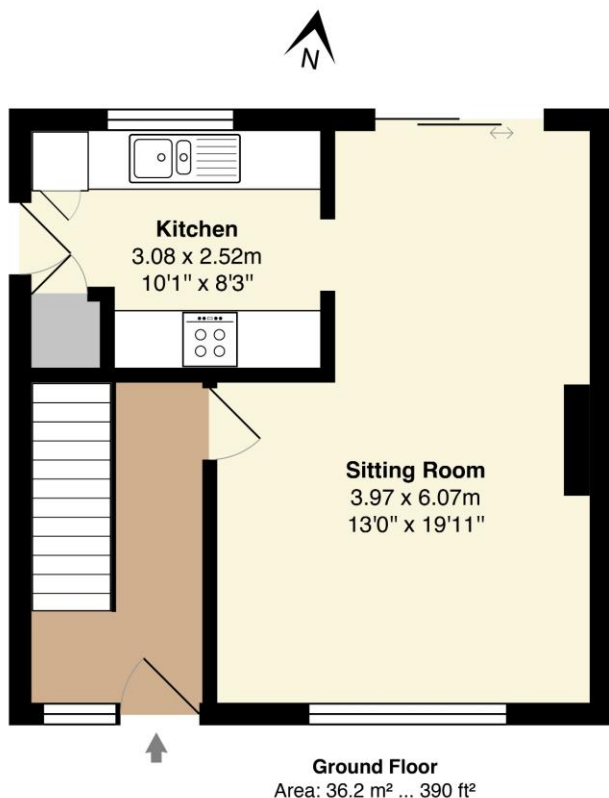
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

40 Woodbury Avenue, Wells



Approximate gross internal floor area of main building - 73.2 m² / 788 ft²

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 unless otherwise stated.



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

**COOPER
AND
TANNER**

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.

