





3 2 1 EPC E

£285,000 Freehold

12 Penn Close
Wells
BA5 3JQ

COOPER AND TANNER





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Description
A delightful three bedroom semi-detached 1950's property offering a wealth of potential to improve and extend, subject to the necessary consents. The property benefits from a marvellous south facing plot and is tucked away in a quiet residential cul de sac.

Upon entering the property is a light and spacious entrance hall leading through into the kitchen. The kitchen comprises a range of wall and base units, an under stair larder style cupboard, a freestanding electric cooker, plumbing for a dishwasher, serving hatch to the dining room and a lovely aspect over the rear garden. The sitting/dining room has been knocked into one and creates a fantastic open plan room for socialising and entertaining. The dining area has a bay window overlooking the front garden and the sitting room has a southerly aspect with sliding doors opening out to the patio and gardens beyond.

To the first floor are two generous double bedrooms, both with fitted wardrobes with one having a bay window and the other having views back over Wells. A further bedroom would make a fantastic single room or a brilliant home office/study space. The bathroom comprises a bath, separate shower and wash hand basin. The w/c is separate and also accessed from the landing.

Outside
Approaching the property is a tarmac driveway for three cars leading to a single garage which has light, power and plumbing for a washing machine. The front garden is mainly laid lawn with a variety of shrubs, bushes and flower beds.

The south facing rear garden, again mainly lawn features hedging, shrubs, borders, flowers and a patio area, perfect for outside furniture and entertaining.

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
Proceed out of Wells towards Bath along St. Thomas' Street (B3139) you will see Budgens garage on your right. Take the next turning on the left into Hawkers Lane. Continue approx. 200 metres and turn right into Penn Close, the property can be found a little further along on the right.

REF:WEJLJAT051018

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: D

Heating: Electric storage heaters

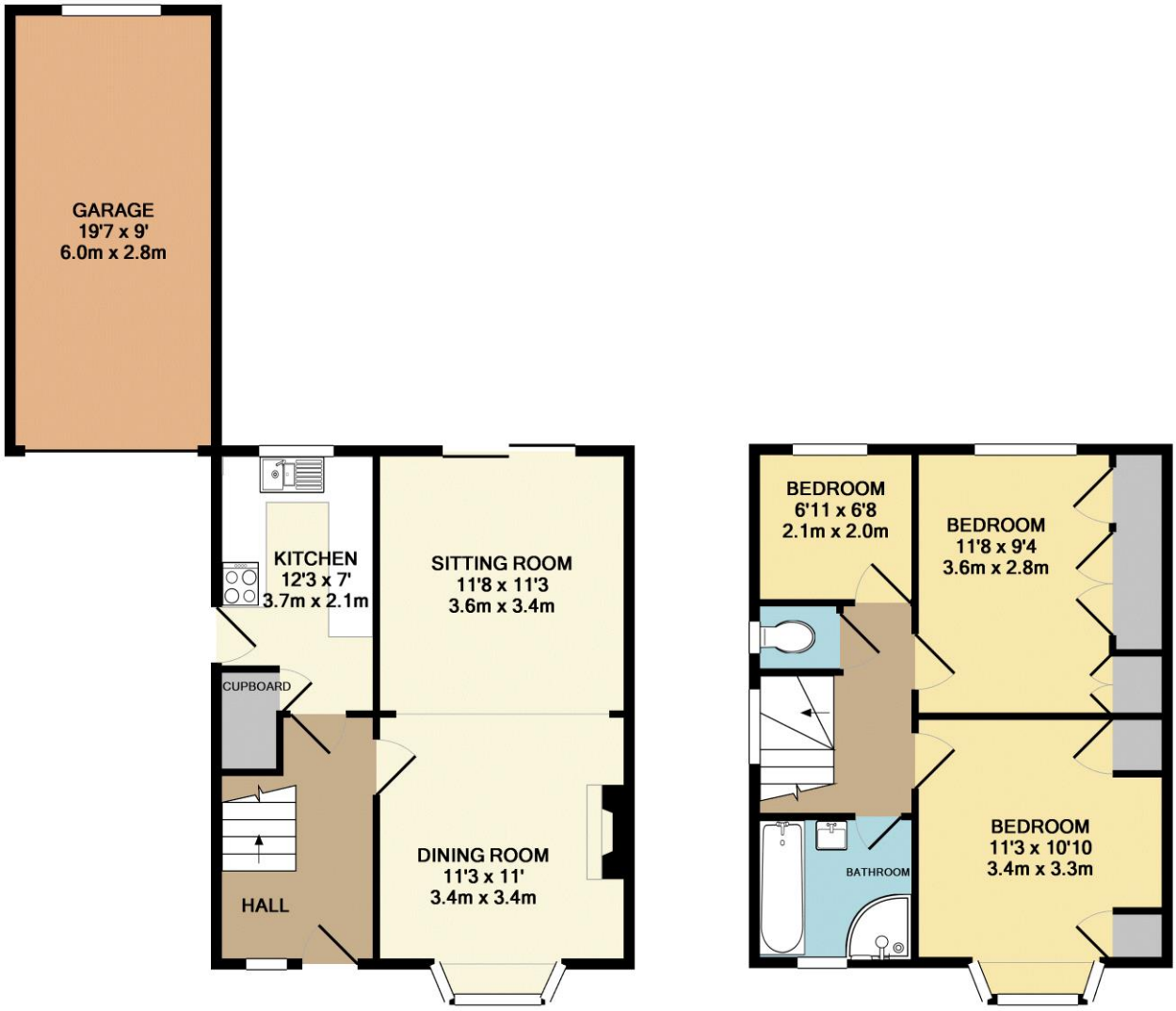
Services: Mains drainage, water and electricity

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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COOPER AND TANNER

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