



 3  1  1 EPC D

£340,000 Freehold

87 Woodbury Avenue
Wells
BA5 2XP

COOPER
AND
TANNER



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Description

A splendid three bedroom detached bungalow set on a generous south facing plot in a quiet cul de sac with gorgeous views of Tor Woods. The property has been improved but still offers scope to enhance further if required and has the benefit of no onward chain.

Upon entering the property is an entrance porch and hall with oak flooring and leading into the kitchen/dining room. The kitchen comprises a range of wall and base units, electric oven, gas hob, ample work surface space and a marvellous view from the kitchen sink. The dining area can comfortably accommodate a table for 4 people and has french doors that open out to the gardens and the view of Tor Woods beyond. The dual aspect, spacious sitting room has the benefit of a bay window to the front garden and a 'Morso' wood burner as the focal point. From the dining area is a conservatory which adds an additional sitting space with doors out to the patio and gardens beyond.

The master bedroom features built in storage along with an ensuite shower room with shower, toilet, wash hand basin and heated towel rail. A further double bedroom with wardrobes and single bedroom can be found which overlook the gardens and views. The bathroom features a bath, separate corner shower, toilet and wash hand basin.

Outside

Approaching the property is a driveway to accommodate two to three cars leading to a single garage. The gardens wrap around the property with the vast majority being secluded and to the side. Running at the southern edge of the plot is a small stream which runs down to the Bishops Palace. The garden is made up of several areas and includes lawns, shrubs, trees, flowers borders, a large wooden garden shed and offers plenty of secluded seating areas.

From the dining area of the property french doors open onto a patio and pergola, which in the summer is a shaded area, and is the perfect spot to enjoy the south facing views.

The property is approximately a 12 minute walk, via off street paths, to the city centre.

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 on your right. Take the next turning on your right in to Woodbury Avenue. Continue for approx. 300 metres and the property can be found on the left.

REF:WELJAT070119

Local Information Wells

Local Council: Mendip

Council Tax Band: D

Heating: Gas central heating & wood burner stove

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



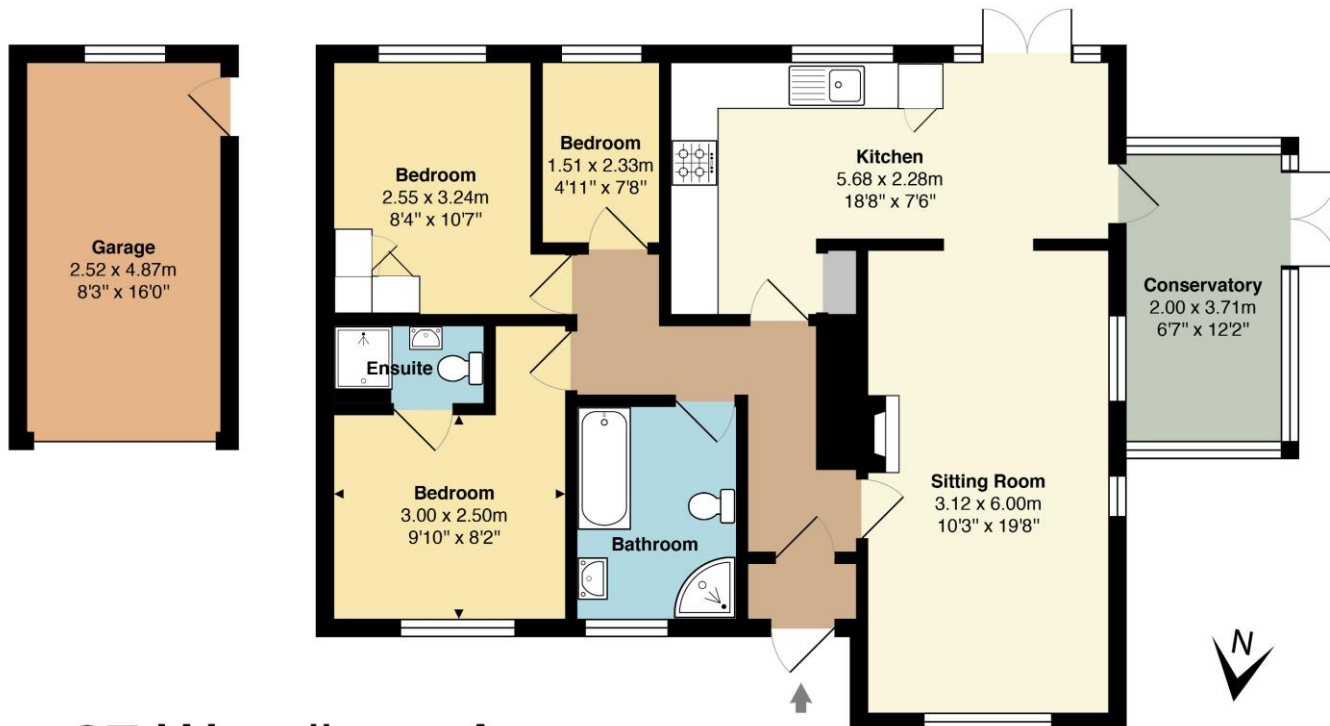
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells



87 Woodbury Avenue, Wells

Approximate gross internal floor area - 84.7 m² / 912 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.



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