





2 2 1 EPC D

£230,000 Freehold

24 Johnson Close
Wells
BA5 3NN

COOPER AND TANNER





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Description
A delightful two bedroom semi-detached bungalow with off road parking and south facing garden.

The accommodation comprises an entrance hall with airing cupboard storage. A separate entrance porch opens from the side of the property into the kitchen. The kitchen which has been recently fitted features a gas hob, electric oven, larder style cupboard, wall and base units with soft close doors and drawers and space for both a fridge/freezer and washing machine. The adjoining sitting room has a focal fireplace with inset gas fire, wooden surround and polished marble hearth. The conservatory leads from the sitting room and benefits from a triple aspect over the south facing low maintenance garden with French doors opening onto the patio. The main bedroom has a lovely view over the back gardens with a further bedroom looking over the front gardens. From the main entrance hall is a wet room with a walk in shower, toilet, wash hand basin and two storage cupboards.

Outside
To the front of the bungalow is a parking area for one car with a wooden gate opening to the side and rear of the property. The front garden is mainly laid to lawn with a border of hydrangea, fuschia and other established shrubs. The rear garden has southerly aspect, towards Tor woods. It is mainly paved with raised beds, a green house, wooden garden shed with work bench and window, along with a gravelled seating area and patio for outside furniture. There is also a rotary clothes dryer.

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 (St. Thomas Street) signposted to Bath. Continue past the 'Budgens' garage on your right and then take the next right into Woodbury Avenue. Continue for approx. 100 metres and take the first left into Johnson Close. The property can be found a little further along on the right.

REF:WELJAT051118

Local Information Wells

Local Council: Mendip

Council Tax Band: B

Heating: Gas central heating

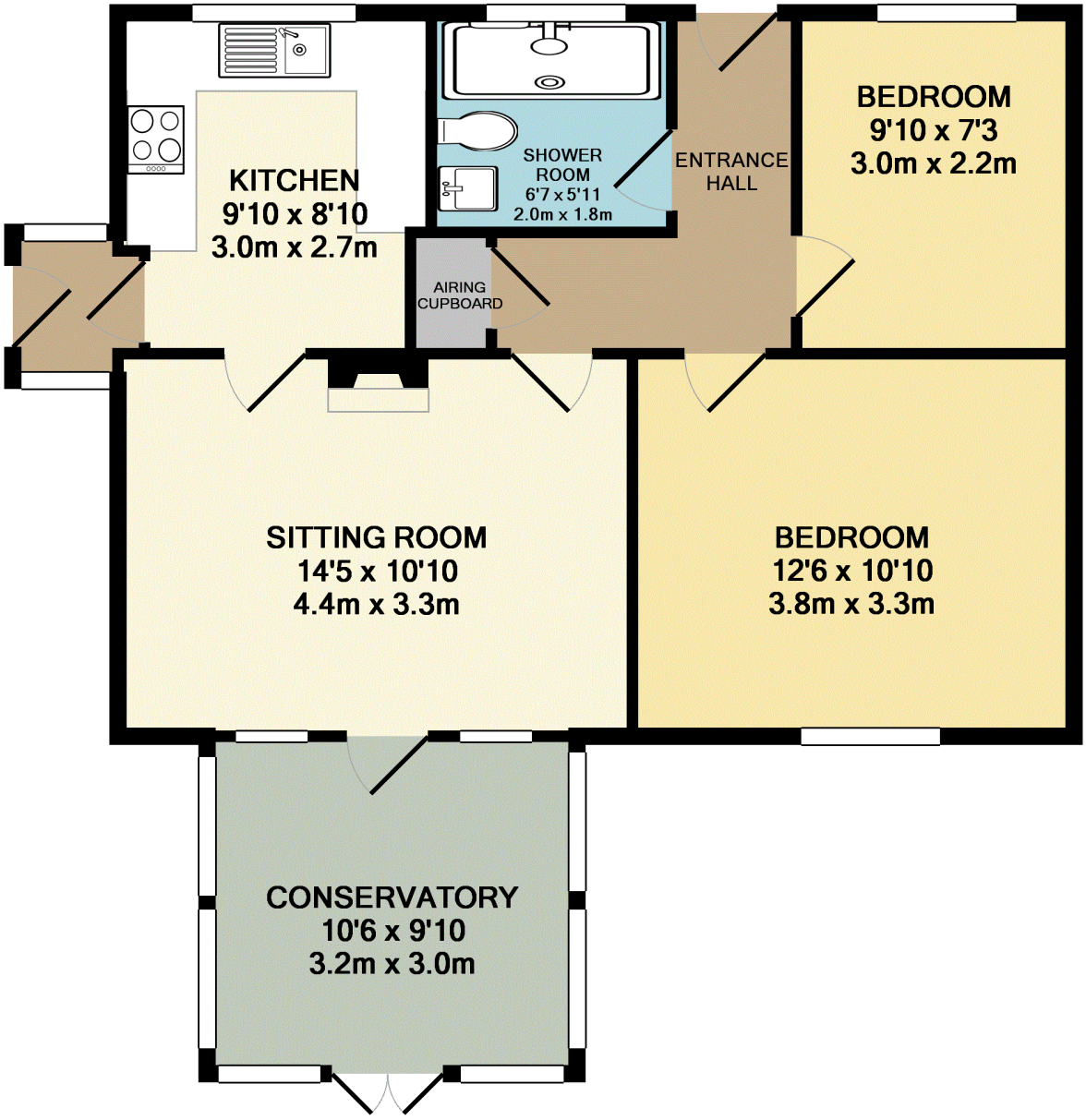
Services: Mains drainage, gas and electricity

Tenure: Freehold

Motorway Links
- M4
- M5

Train Links
- Castle Cary
- Bristol Temple Meads
- Bath Spa

Nearest Schools
- Wells



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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