

6 Kings Road, Wells, BA5 3LU

£469,950 Freehold

COOPER AND TANNER



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Description
A beautifully renovated four double bedroom detached residence situated in quiet area of Wells with south facing gardens. The property has undergone complete transformation by the current owners to create a contemporary home with open plan living accommodation.

Upon entering the property is a light and welcoming entrance hall with bespoke lighting, cupboards, for shoes and coats, and double doors opening into the sitting room. The sitting/dining room is a spacious room flooded with light with a dual aspect view through floor to ceiling windows and bi-folding doors opening out to the gardens. The room has ample space for large furniture and dining table to comfortably seat eight to ten people whilst also having the benefit of a breakfast bar. The kitchen is set on a lower level creating a natural divide whilst still being open plan to the main living accommodation. The kitchen has been finished to a high standard with unique design features. it comprises a range of wall and base units, triple ovens, built in microwave, gas hob, dishwasher, space for an American style fridge/freezer along with a large roof lantern which bathes the room in natural light. From the kitchen is a utility room which features additional units, the newly fitted boiler, plumbing for white goods and a door out to the garden.

Within the property are four spacious double bedrooms, bedroom one being the largest room with built in wardrobes and a lovely aspect overlooking the front gardens. Two further doubles, both having the benefit of windows to the front along with Velux windows for additional natural light. The fourth double bedroom has French doors opening to an internal paved courtyard area along with having an en-suite shower room with shower, toilet and wash hand basin. The family bathroom is exquisite, a beautiful room with a modern free-standing bath, large walk-in shower, twin basins, toilet, light up mirror and roof light.

Outside
At the front of the property is parking for two or three cars and a pathway leading to the front door. The front gardens are mainly lawn with a variety of shrubs and bushes. The private rear garden is South and West facing making the most of the afternoon sun. The garden has an area of lawn with a wooden pergola, borders

























Outside (continued)
of shrubs and flowers along with a paved patio, perfect for outside furniture and entertaining. Accessed by French doors from one of the bedrooms or the central hall is a private courtyard area which makes a lovely sheltered space for a bistro table and chairs.

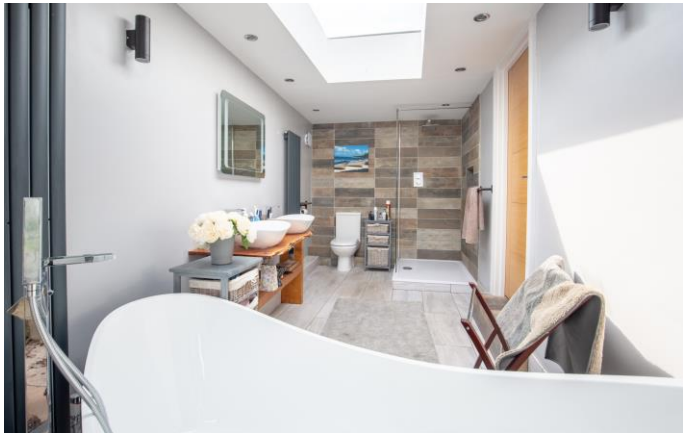
Location
The picturesque City of Wells is located in the Mendip district of Somerset. Wells itself offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists 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. After Budgens take the fourth turning on the right into King's Castle Road and then first left into Kings Road. The property can be found on the right hand side.

REF:WELJAT300819







Local Information Wells

Local Council: Mendip District Council

Council Tax Band: D

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
- Horrington



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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