





2 1 1 EPC D

£260,000 Freehold

15 Kings Road
Wells
BA5 3LU

COOPER AND TANNER





# 15 Kings Road
# Wells
# BA5 3LU

2 1 1 EPC D

## £260,000 Freehold

### Description
A delightful, two double bedroom detached bungalow, recently refurbished to a high standard with garage and off road parking. The property has been enhanced by the current owner with a new kitchen, heating system, wood burner and decoration throughout.

Upon entering the property is a light and airing enhance hall with space for shoes and coats. The kitchen/dining room is a pleasant room which has the morning sun and a door opening out to the side and to the gardens. The kitchen comprises a range of wall and and base units, a built-in slimline dishwasher, freestanding double oven with gas gob and ample space for a table to accommodate four to six people. The sitting room has a lovely southerly aspect and looks out towards Tor Woods. The room has a wooden burner as the focal point of the room with a wooden mantle above.

A sliding door reveals an inner hall with storage cupboards, the two bedrooms and bathroom. Both of the double bedrooms are spacious with one having an array of built-in wardrobes, the other having a door leading outside to the garden and both having views over the garden. The bathroom comprises a bath with shower above, toilet, wash hand basin and heated towel rail.

### Outside
At the front of the property is a low maintence garden with bushes along with a driveway for one car leading to a single garage with 'up and over' door. The garage has light and power along with a pedestrian door into the garden. The garden at the rear is mainly paved with raised beds and several seating areas to follow the sun. Access can be had either through the garage or down the side of the property with a gate. Within the garden is a wooden shed for additional storage and several areas on different levels which would make for a perfect area 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
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 left hand side.

REF:WELJAT18022020

Local Information Wells

**Local Council:** Mendip District Council

**Council Tax Band:** C

**Heating:** Gas central heating

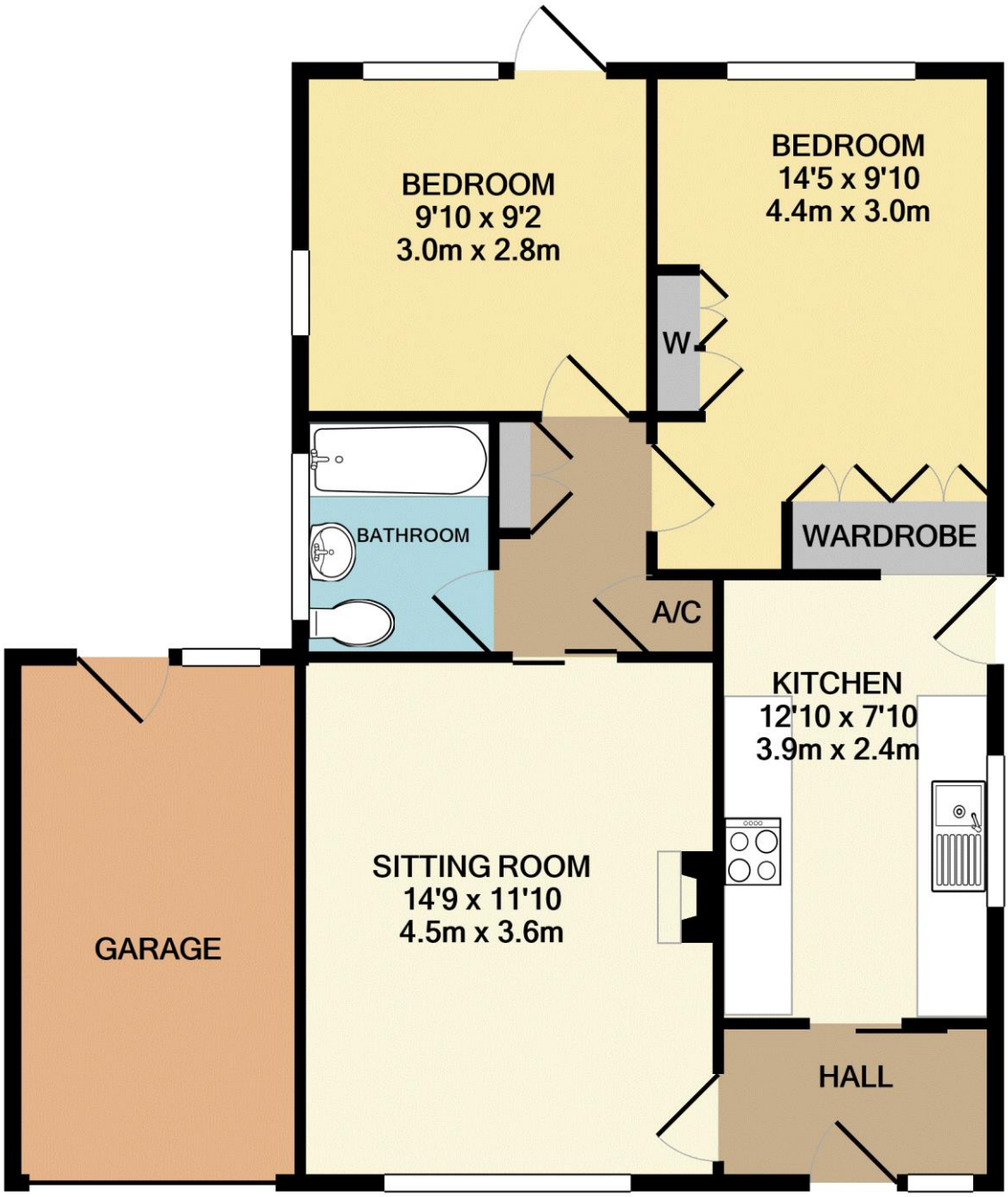
**Services:** Mains drainage, gas and electricity

**Tenure:** Freehold

### Motorway Links
- M4
- M5

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

### Nearest Schools
- Wells




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

Made with Metropix ©2020

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.

The Property Ombudsman RICS OnTheMarket.com