

5 Bekynton Avenue, Wells, BA5 3NF

£395,000 Freehold

COOPER AND TANNER



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Description
A beautifully renovated and extended three bedroom detached bungalow with southerly gardens, ample parking and no onward chain. The property has been completely transformed in recent years with new electrics, heating, kitchen, bathrooms, carpets and is now presented in an immaculate condition throughout.

Upon entering the property is an entrance porch opening into a spacious and welcoming hallway. The property is split into two wings, one being the living areas and the other for bedrooms. The main living accommodation is open plan with a large sitting/dining room, the room features a splendid dual aspect and a gas fireplace as the focal point. The dining area was designed to accommodate a table to comfortably seat 8-10 people with views looking over the front garden. The sitting area is ample size for an array of seating. The kitchen is again spacious with ample space for a dining table looking out through a large picture window to the rear garden. The kitchen comprises of a variety of fitted units, a freestanding electric cooker and a utility area provides further storage and plumbing for white goods.

The master bedroom can be found at the far end of the hall, a splendid double room with fitted wardrobes and an ensuite shower room. A further double bedroom also has an ensuite shower room and looks out to the gardens at the rear. The third bedroom is a generous single bedroom or alternatively would make for a brilliant office space. Accessed from the hallway is a shower room to facilitate the third bedroom.

Outside
The property is secluded behind hedging to the front, a driveway provides parking for two cars and a path leads to the front door or to a side gate for the garden. The gardens wrap around the property with an area of lawn at the front leading to a further driveway at the side of the house providing parking for an additional vehicle. At the rear of the bungalow is a wooden shed for storage and a medley of flower, shrubs and bushes. The main garden is to the side, south facing and low maintenance. It has an area of artificial lawn accessed from the kitchen, a perfect space for an outside table to dine. A lower area of patio and gravel provides an additional space for potted plants or more outdoor furniture.

























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 second turning on the right into Bedford Road. At the bottom of the road turn left into Bekynton Avenue and follow the road for approximately 100m where the property can be found on the right-hand side, just after the turning for Ken Close.

REF:WELJAT010620







Local Information Wells

Local Council: Mendip District Council

Council Tax Band: D

Heating: Gas central heating

Services: Mains drainage, water, gas & electricity

Tenure: Freehold

Motorway Links

- M4
- M5

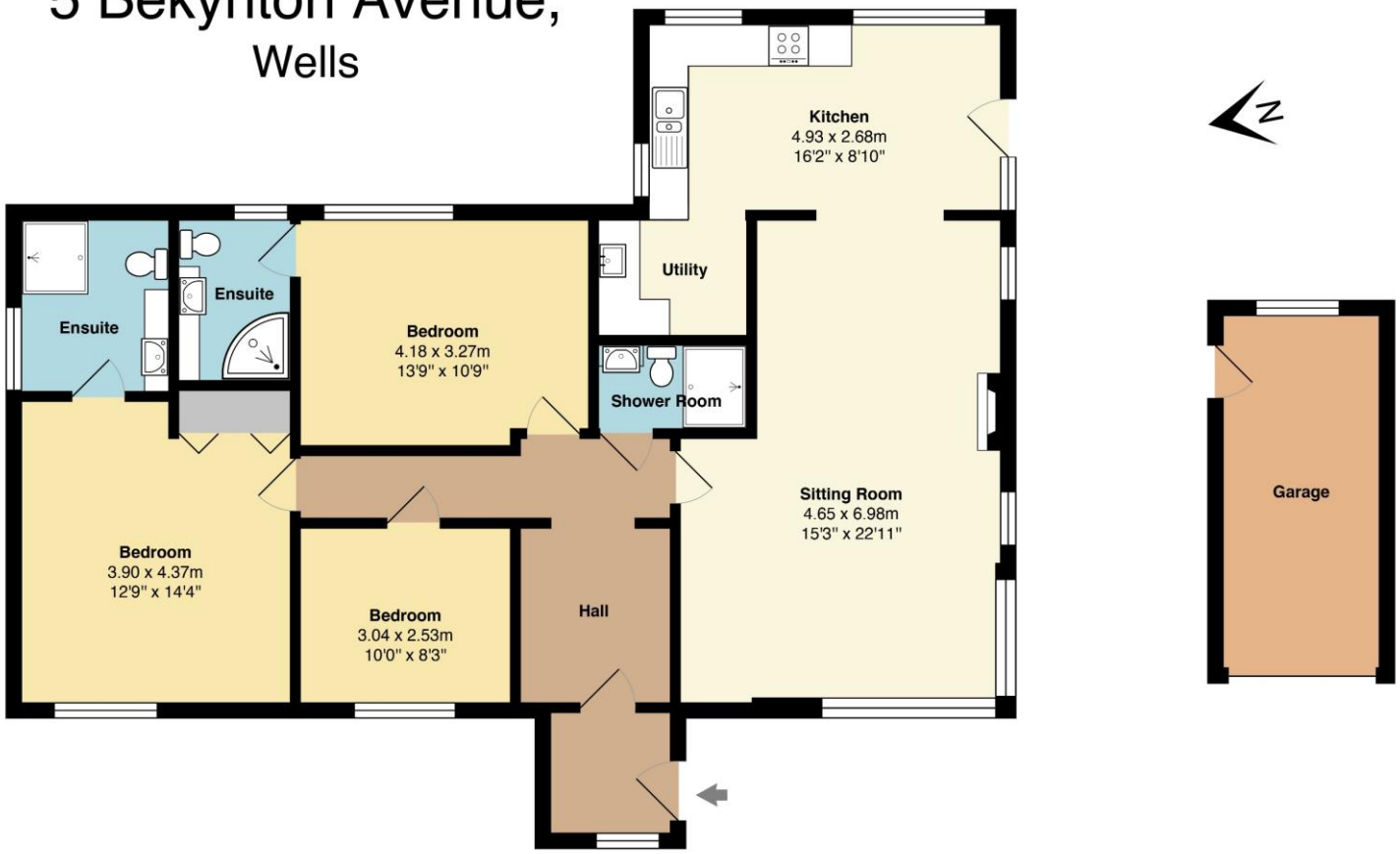
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads

Nearest Schools

- Wells

5 Bekynton Avenue,
Wells



Approximate gross internal floor area of main building - 117.2 m^2 / 1,262 ft^2

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 unless otherwise stated.

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