

9 Hooper Avenue, Wells, BA5 3NA

£335,000 Freehold

COOPER AND TANNER


9

9 Hooper Avenue
Wells, BA5 3NA

3 2 1 EPC C

£335,000 Freehold







Description

An immaculate and extended three bedroom semi-detached family home with large corner plot and no onward chain. The property is situated on the Eastern side of Wells with views towards Tor Woods and the Cathedral.

Upon entering the house is a spacious entrance hall with under stairs storage cupboard and wooden parquet flooring. The sitting room is an ample size with a large window to the front and a focal point of an AGA wood burner with stone surround, mantle and hearth. The kitchen comprises a range of wall and base units, double electric oven, gas hob, space and plumbing for a dishwasher along with a lovely view out over the garden. From the kitchen is a utility area which also provides access to the side of the house, this has plumbing and electric for a washing machine and tumble dryer. At the rear of the house is the dining room/garden room, a splendid extension with an abundance of natural light and having a dual aspect view over the garden. The room would make for a fantastic dining room or additional sitting room if desired with the benefit of built in speakers and sliding doors opening out to a raised decking area and gardens.

Stairs rise to the first floor which comprises three bedrooms and a family bathroom. The master bedroom features three sets of double wardrobes, adjacent is a generous sized single bedroom with dual aspect and built-in storage, both rooms having the benefit of looking out towards the Cathedral. A further double bedroom with wardrobes can be found at the rear of the house, having lovely views over the gardens and towards Tor Woods. The family bathroom comprises a bath with shower above, toilet, wash hand basin, heated towel rail and airing cupboard.

Outside

Approaching the property is a tarmac driveway to accommodate two cars. The house sits on a corner plot with a large expanse of lawn and a wide variety of shrubs, bushes, trees and borders of flowers. From the dining room is an area of raised decking, perfect for outside



















furniture and entertaining with steps leading down to the garden. A hard standing area to the side of the house could provide a fantastic base for either a large shed or garage, subject to consents. At the rear of the garden is a summer house which makes an excellent storage space or to be used as a play room or home office.

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 centre follow signs for B3139 towards the Horringtons into St Thomas Street. Continue onto Bath Road, take the third turning on the right into Hooper Avenue where number 9 will be found a little further along on the left.

REF:WELJAT140319







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

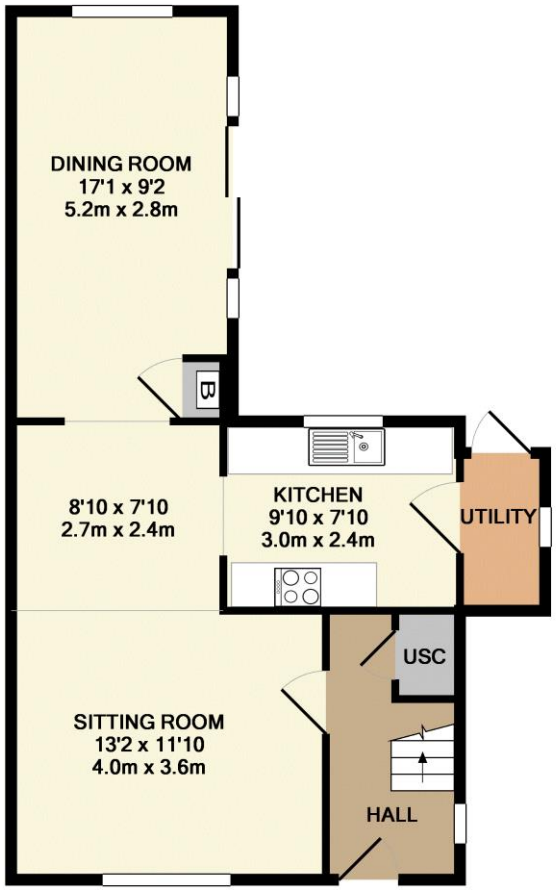
- M4
- M5

Train Links

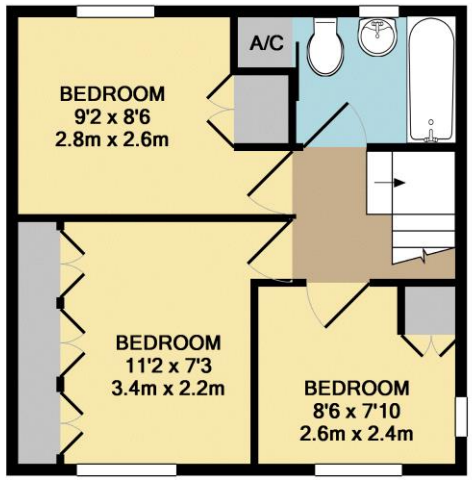
- Castle Cary
- Bath Spa
- Bristol Temple Meads

Nearest Schools

- Wells



GROUND FLOOR



1ST FLOOR

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 ©2019

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