

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



59 ASH LANE, CATHEDRAL CITY OF WELLS, BA5 2LW



About the area

Wells is the smallest city in England (population about 11,000) lying in beautiful countryside between the Somerset Levels and the Mendip Hills – an Area of Outstanding Natural Beauty. Wells medieval centre has local markets twice a week, good restaurants, a thriving high street and many important ancient buildings, including the Cathedral and moated Bishops Palace and gardens. There are four major supermarkets on the edge of the city. Wells Leisure Centre has the usual facilities of gym and swimming pool to add to Wells Rugby Club, Tennis club, Bowling club and Golf course. Throughout the year Wells hosts festivals for Music, Literature, Art and Food, and has twinned links with Burgundy, the Rhineland and Northern Italy. There are many societies and clubs for those who would like to join a diverse social community. The major towns of the area, Bristol, Bath, Taunton and Yeovil are all within commuting distance. There are excellent state & independent schools in the area that include several good primary schools, Wells Blue School, Strode College, Wells Cathedral School, All Hallows, Downside and Millfield. Wells is a transport hub for bus services, including daily services to London. Main line trains run from Castle Cary (25 minutes drive) and Bristol International Airport is 35 minutes drive away.

Ash Lane is one of the best residential areas of Wells. It also has the benefit of being within walking distance of the schools (Blue and Cathedral), the Cathedral itself and the Market Place. Number 59 is approached directly from Ash Lane through double wooden gates onto the gravelled driveway and parking area.

This striking house was built in 2006, winning a Mendip District Council ‘Built in Quality Award’ in 2007. The house has been designed with easy family living in mind with plenty of space throughout. The accommodation is sensibly arranged with the main rooms having southerly aspects into the garden.





The front door opens into the hallway with a cloakroom on the left hand side. The sitting room is a good size 39ft in length with a large bay window to the front and a fireplace with an inset wood burner; the rear windows look out over the garden. The kitchen has been fitted with a comprehensive range of wall and floor cabinets with granite work surfacing and an inset 1 ½ bowl stainless steel sink. Built-in appliances include a range cooker with electric ovens and a gas hob, microwave and Smeg dishwasher. The dining area has double doors leading into the sitting room and a door leading directly out onto the decked terrace in the garden. From the kitchen, a door leads to an inner hallway that has doors to the study and garage.

The spacious first floor landing has an airing cupboard housing the hot water cylinder and stairs to the second floor. The generous master bedroom suite has fabulous views from the rear looking out across the garden to Wells, St. Cuthbert's church tower and Glastonbury Tor in the distance; an arched opening leads to the dressing area that plenty of space and has been fitted with wardrobes. A door from here opens to the en suite shower room that has a lovely round feature window, built in shower with sliding glass doors, wash hand basin, wc and heated towel rail. There are two further bedrooms on this floor along with a smart family bathroom that has a contemporary feel with a stylish walk-in shower, wooden cabinet with twin round wash hand basins, towel rail and wc.

The landing area has a walk-in large storage cupboard that has plenty of space. There are two double bedrooms, one with another large walk-in cupboard and an en suite bathroom that has a bath with a shower over, wash hand basin, towel rail and wc.





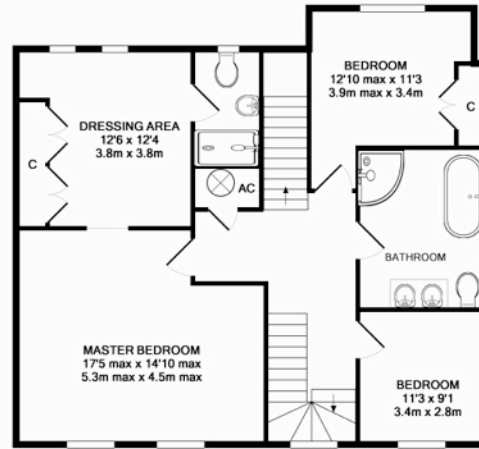
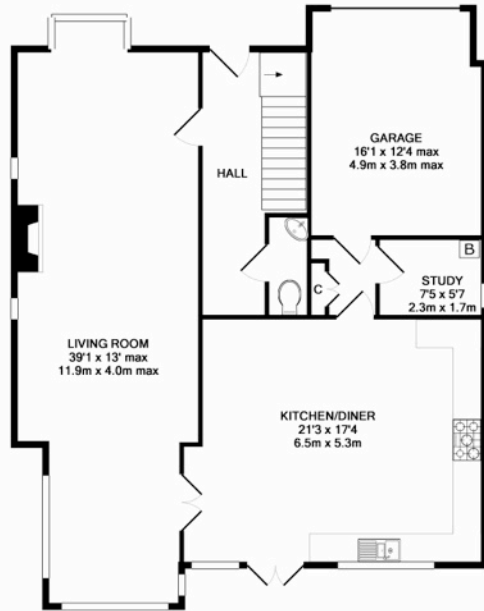
Outside

The south facing rear garden has a stylish decked terrace with inset solar LED uplighters. It is well screened in both sides with mature evergreen planting including Pittosporum and Photinia. This gives a lovely space for seating and alfresco dining whilst admiring the view across to the city and the countryside in the distance. The well-planted side borders flank an area of lawn that takes you to a wrought iron gate that leads to steps down to a fabulous swimming pool area. This is enclosed by stone walling and fencing with mature planting along the boundaries giving almost total privacy to the paved patio areas and to the pool itself. At the very rear of this area is a pool house that is home to the pump and filter and also the oil fired boiler that heats the swimming pool. The rear garden has pedestrian access on both sides of the house to the front driveway.

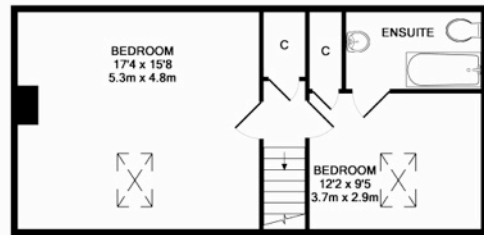
IMPORTANT NOTICE

Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise. VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property. Ref. 4917.





TOTAL APPROX. FLOOR AREA 2699 SQ.FT. (250.8 SQ.M.)
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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Directions

From our office continue to the junction and turn right. Continue through the lights, pass the petrol station, turn left at the mini roundabout, pass Waitrose and turn right at the lights. Continue and take the first left into Milton Lane (lower section). At the cross roads go right and number 59 can be found a short way along on the right hand side.

Energy Performance Certificate

59, Ash Lane, WELLS, BAS 2LW
 Dwelling type: Detached house
 Date of assessment: 28 April 2017
 Date of certificate: 28 April 2017
 Reference number: 8593-7424-5850-1128-7926
 Type of assessment: RdSAP existing dwelling
 Total floor area: 233 m²

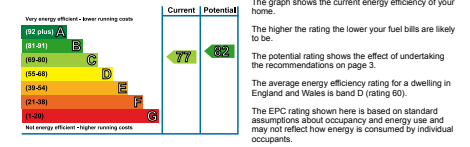
- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 3,519

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 315 over 3 years	£ 315 over 3 years	
Heating	£ 2,856 over 3 years	£ 2,856 over 3 years	
Hot Water	£ 348 over 3 years	£ 348 over 3 years	Not applicable
Totals	£ 3,519	£ 3,519	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 882	<input checked="" type="checkbox"/>

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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