

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



20 KNIGHT ROAD, WELLS, SOMERSET, BA5 1FT

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Glastonbury 6 miles, Wedmore 8 miles, Frome 16 miles, Bristol 20 miles,
Bath 20 miles

A handsome, 4 bedroom townhouse, which has had one careful owner, with 5 years remaining on NHBC. The top floor is entirely given over to a principal bedroom suite which is bright, luxurious and spacious.

Only used as a temporary bolthole, this property is in excellent condition, cost effect to run and has no onward chain.

The house has an entrance hall, cloakroom, kitchen/breakfast room, sitting room, 3 bedrooms and family bathroom and a principal suit with ensuite shower room, large cupboards, attic store and office area.

Outside there is a driveway with parking and a single garage. To the rear is a secure and private garden with terrace, lawns and borders.

Guide Price £415,000

Location

Vicarage Fields lies on the southern side of Wells and is established as a popular residential area. It has good access and is within walking distance of schools, the High Street and the amenities of the City.

The house sits proudly in an attractive setting within this highly desirable Crest Nicolson Development.

Description

As you can see from the photographs, this is an exceptionally smart and well-maintained townhouse. A very practical and easy to maintain property with well-designed accommodation, which would make an ideal buy-to-let, home or bolt hole.



Accommodation

A front door opens to a hallway, to the left is a cloakroom and to the right is the cheerful kitchen/breakfast room. A large window to the front floods the room with light and there is plenty of space for a table and chairs. Fitted units, and modern integrated appliances, including a fridge/freezer, cooker, hob, extractor and dishwasher, and space for a washing machine, create a functional and stylish workspace.

The sitting room is at the rear, it is an expansive, bright and fresh with scope to configure as you wish. A pair of glazed French doors open to the garden. Upstairs on the first floor there are 3 bedrooms and a family bathroom, the principal suite occupies the whole of the 2nd floor. This is a gloriously luxurious room with bags of space, storage and workspace, completed with a smart shower room.

Outside

Steps with railings rise to the front door and a drive provides private parking, in front of the single garage. A garden gate opens to the rear garden which is enclosed and private. There are attractive planted borders around the lawn, and seating areas, as well as a terrace beside the house.

Tenure and other points

Freehold, gas central heating, Mains water, gas, drainage and electricity, double glazing, EPC Rating B, Council tax band D.

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 which include several good primary schools, Wells Blue School, Strode College, Wells Cathedral School, Downside, All Hallows and Millfield.

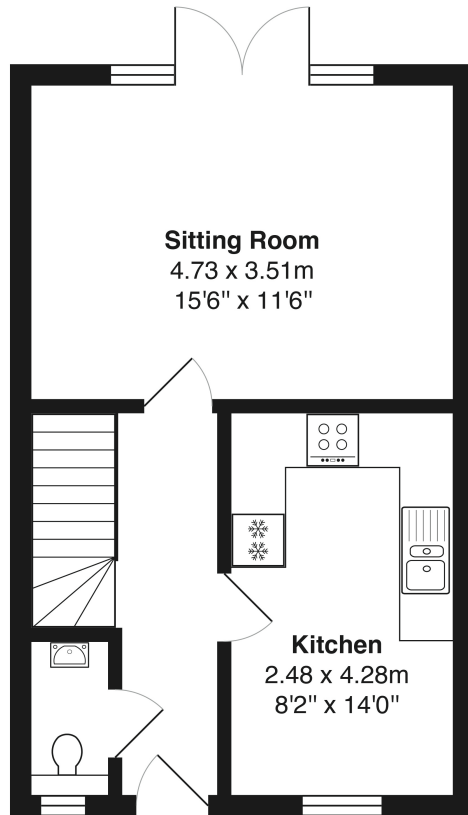
Wells is a transport hub for bus services, including daily services to London. Main line trains run from Castle Cary and Bristol International Airport is 35 minutes drive away.



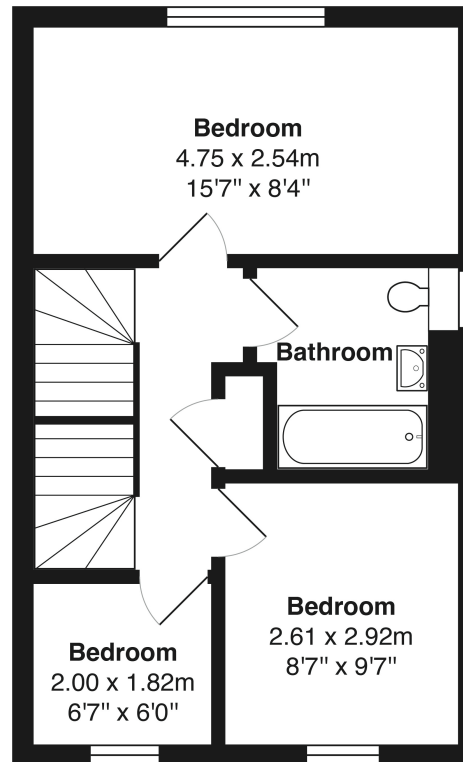
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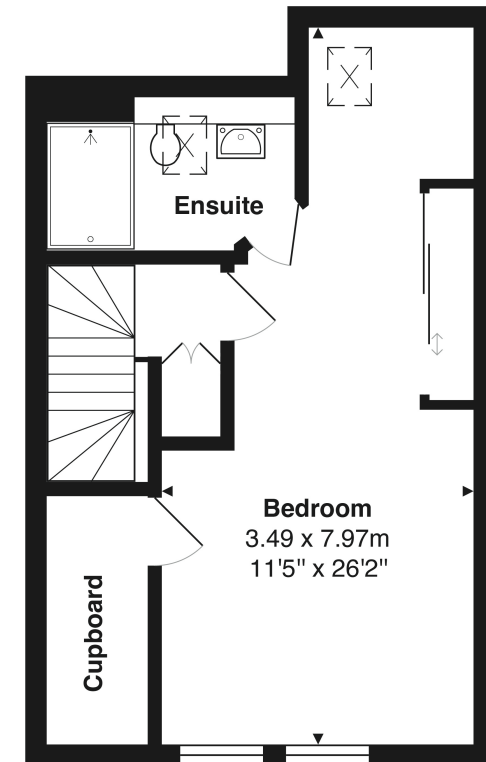
Approximate gross internal floor area of main building - 111.8 m² / 1,204 ft²



Ground Floor
Area: 37.5 m² ... 404 ft²



First Floor
Area: 38.2 m² ... 411 ft²



Second Floor
Area: 36.1 m² ... 389 ft²

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.

