

LODESTONE



9 West Street, Wells





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BA5 2HQ

Guide Price: £395,000

3 
Bedrooms

1 
Bathrooms

2 
Receptions

PROPERTY FEATURES

- Stylish 1920's terraced house
- Convenient location close to city centre
- Sitting room with open fire
- Spacious kitchen dining room
- Original period features
- Three bedrooms
- Garden to front and rear
- Parking for 2 cars



Sitting in a quiet cul de sac on the south western side of the City, number 9 West Street is a wonderful terraced house with three bedrooms, driveway parking for two cars, a front and rear garden and loads of character. Just a short stroll to the supermarkets and the High Street, this lovely home offers a great opportunity for anyone wanting the convenience of living in the centre of Wells yet in a quiet spot away from the crowds.

The house has been significantly updated and renovated inside and out over the past few years.

Approached through a wrought iron garden gate and across a smart gravelled courtyard garden, steps lead up to the front door and into a light and spacious hall with views through to the garden beyond. Wooden floors on the ground floor and great natural light are lovely features throughout. The sitting room to the right is bright and spacious, boasting a bay window and plenty of room for entertaining family and friends. The hallway leads on into the fabulous country style kitchen which truly feels like the heart of this home. Flooded with light from large windows looking out on the garden beyond, the kitchen is full of character and very well appointed with an electric Rangemaster and extractor hood, dishwasher, and plenty of space for an American style fridge freezer and a larder cupboard. A log burner stands ready to warm the colder evenings and there is still ample room for a large table and chairs creating a wonderful entertaining space, with double doors opening out into the garden on warmer evenings. A hallway off the kitchen houses the washing machine and gas combi boiler, along with a door out to the terrace which is shielded from the elements by an oak and glass veranda canopy.

From the hallway, the staircase leads upstairs to a landing off which there are two double bedrooms and a single, with a family bathroom comprising tub and shower, loo and basin, and pretty tiled floor. The landing houses an enormous airing cupboard.



Outside

The garden to the rear has something for everyone. The glass and oak veranda canopy provides a very useful undercover space and leads the way to an outside loo and basin. In addition there is lawn, a decked seating area, a bbq space and double doors leading directly into the kitchen. There is an electricity point close to the garden gate which leads out to a gravelled private parking area for two cars. To the front of the house is a smart gravelled courtyard garden bordered by shrubs, flowers and a pretty holly tree.

Situation

Wells is the smallest Cathedral city in England and offers all the usual amenities that you would expect including banks, doctor's surgeries, dentists, a selection of primary schools and the excellent Blue School and Wells Cathedral School. The High Street is vibrant with a small selection of chain stores such as Waterstones, plus a variety of independent shops, restaurants and pubs. A wander round the corner brings you to Queen Street Deli with its amazing range of cheeses, breads and chocolates. There is a twice weekly market and a choice of supermarkets including Waitrose. At the very heart of the city is the stunning mediaeval Cathedral, Bishop's Palace with its superb garden and Vicars' Close (reputed to be the oldest surviving residential street in Europe). Wells is fast becoming the South West's go-to place for festivals with the annual food, literary, comedy and theatre events. Both Bath (21 miles) and Bristol (22 miles) are within commuting distance and there is a main line railway station with links to London in Castle Cary 13 miles away.

There are excellent state and independent schools in the area including highly regarded primary schools in Wells, Wells Cathedral School - prep and senior, Millfield - prep and senior, the popular Wells Blue Secondary School, Strode College, Downside School and All Hallows Preparatory School to name a few.

MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Somerset Council

Council Tax Band: C

Guide Price: £395,000

Tenure: Freehold

PART B

Property Type: Terraced House

Property Construction: Standard construction

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains supply

Water Supply: Mains supply

Sewerage: Mains drainage

Heating: Gas fired central heating

Broadband: Please refer to Ofcom website.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Off Street Parking Available

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: We're not aware of any significant/material restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor.

Rights and Easements: We'd recommend you review the Title/deeds of the property with your solicitor.

Flood Risk: Very low chance of surface water flooding or flooding from rivers and seas.

Coastal Erosion Risk: N/A

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: C Rating

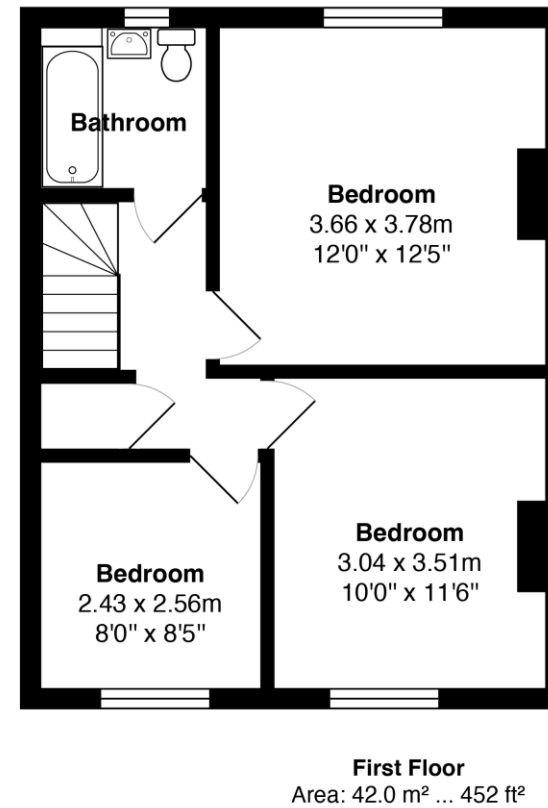
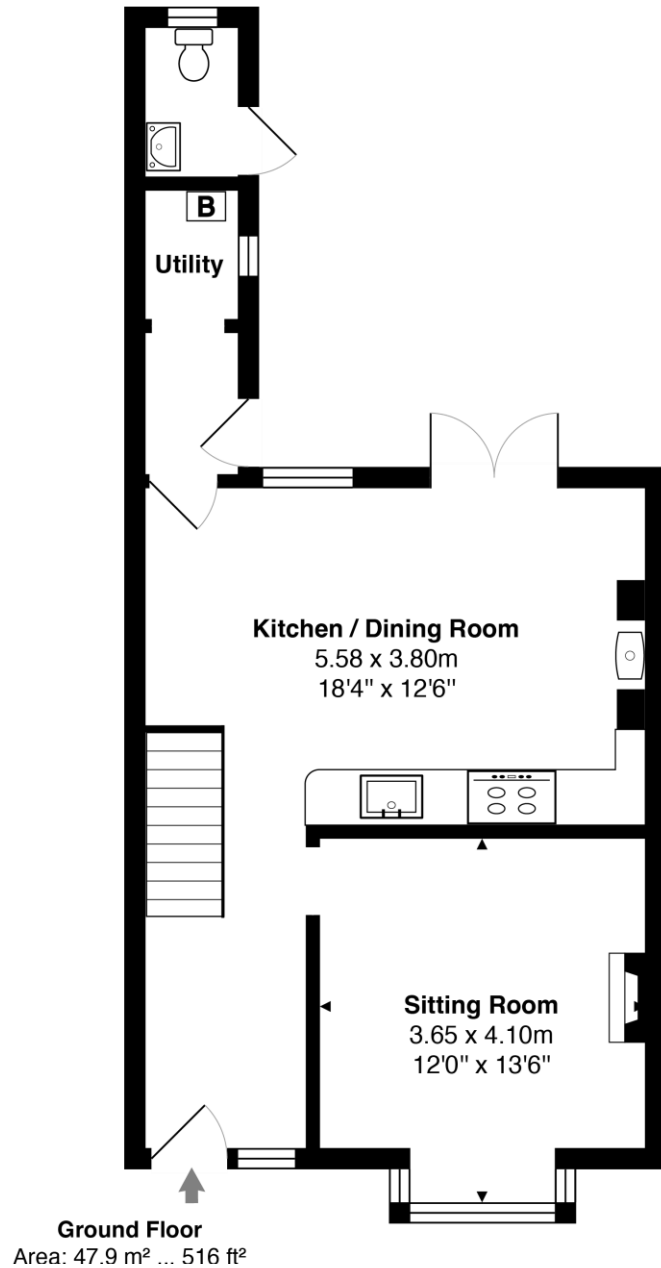
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Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

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Approximate gross internal floor area of main building - 89.9 m² / 968 ft²



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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