



10 Old Mill Way, Wells, Somerset

Deceptively spacious, with accommodation over three floors, this family home has four bedrooms, two bathrooms, a large sitting room, kitchen and cloakroom, with single garage and enclosed rear gardens. Positioned on the edge of Wells, though still within a level walk of the City Centre.

Ground Floor

- ❖ Entrance Hall
- ❖ Sitting Room ❖ Kitchen
- ❖ Cloakroom

First Floor

- ❖ Landing ❖ Bedroom One with En Suite
- ❖ Bedroom Two ❖ Family Bathroom

Second Floor

- ❖ Landing ❖ Bedroom Three
- ❖ Bedroom Four

Outside

- ❖ Driveway ❖ Single Garage
- ❖ South Facing Rear Garden

Guide Price: £387,000





Description

A fabulous four bedroom family home with garage, parking and south facing garden. The property is situated in a quiet and popular residential area within close proximity to St Cuthbert's Primary School and a level walk into the city centre.

Upon entering, the property has a light and spacious entrance hall, with door to cloakroom and a cupboard for shoes and coats. The kitchen comprises a range of wall and base units, space a dishwasher, space and plumbing for a washing machine and integrated fridge/freezer. There is also a gas hob and double oven. The sitting room runs the width of the house and faces South with patio doors opening out to the gardens.

To the first floor are two double bedrooms, both having built-in wardrobes and one with en-suite, and a family bathroom. The second floor leads to the third and fourth bedroom.

Outside

A driveway to the side provides parking for one car leading to a single garage with an 'up and over' door. The enclosed rear garden faces south and is mainly laid to lawn with an area of patio.



Situation

Wells is the smallest city in England and offers a range of shopping facilities including a high proportion of independent shops and boutiques, banks, restaurants, public houses, cinema and churches. The stunning market square holds a farmer's market on Wednesday and Saturday.

The nearby Georgian city of Bath and the regional centre of Bristol are also within good commuting distance, while Castle Cary Station with links to London Paddington and Exeter is a 14-mile drive away. Bristol International Airport is 18 miles away.

There are excellent schools in Wells and the surrounding area including highly regarded primary schools in Wells, the extremely sought-after Wells Blue secondary school, Wells Cathedral School, Downside School, All Hallows Preparatory School and Millfield.

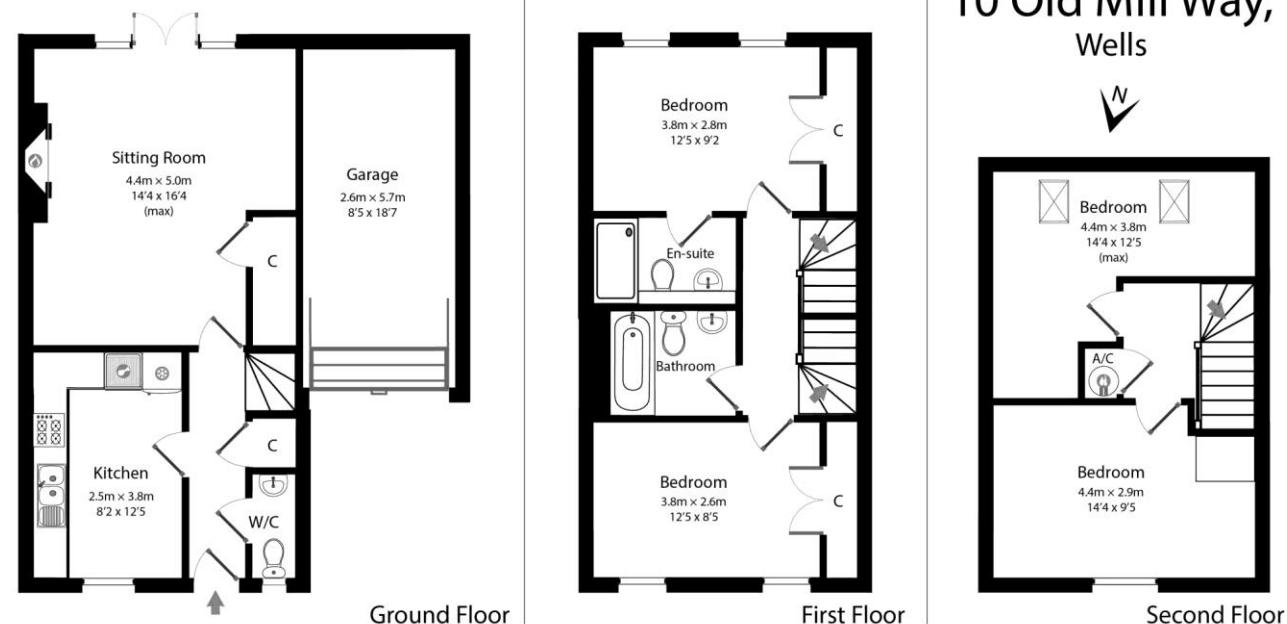
The area is also well known for its variety of sporting and leisure facilities and for walking, cycling while sailing and fishing can be pursued at Chew Valley Lake. Leisure centres can be found at Wells and Shepton Mallet. Wells, Mendip and Farrington Golf courses are conveniently located close by and Horse Racing enthusiasts are catered for at Bath and Wincanton Race Courses.

Directions

Heading out of Wells on the Glastonbury Road, take the last turn on the right, into Jocelyn Drive and then take the first turning right, into Old Mill Way. Number 10 will be found after a short distance, on the right hand side.

General Information

- ◆ Tenure - Freehold
- ◆ Services - Mains water, mains drainage, gas central heating.
- ◆ Local Authority - Mendip District Council Telephone 0300 303 8588.
- ◆ Postcode - BA5 2JU
- ◆ Energy Performance Certificate - C
- ◆ Viewings - Strictly by appointment with the Vendors agent Killens 01749 671172
- ◆ Fixtures and fittings - All those items usually regarded as retained to the vendors are specifically reserved out of the sale.



Approximate gross internal floor area - 102 m² / 1,098 ft² (excluding Garage)

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.



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