

20 Balch Road,
Wells, Somerset
BA5 2BZ
£219,950

JEANES
HOLLAND
BURNELL



**A well presented semi detached house with a garden of over 100' in length and with the benefit of rear vehicular access. The property offers accommodation ideal for a family with three good sized bedrooms and a utility room to the side and is within a level walk of the city centre and a number of schools.
Viewing highly recommended.**

The accommodation comprises entrance hall, sitting room with feature fireplace, dining room, fitted kitchen, utility room, workshop/store, three bedrooms and a family bathroom. Double glazed. Gas fired central heating. Parking to the front and rear. Lovely garden to the rear with a nature pond and vegetable beds. Energy Efficiency Rating = TBC

20 Balch Road, Wells, Somerset BA5 2BZ

LOCATION

Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. At the very heart of the city is the medieval Cathedral, Bishop's Palace and Vicars' Close (reputed to be the oldest surviving residential street in Europe).

Bristol and Bath lie c. 22 miles to the north and north-east respectively with mainline train stations to London at Castle Cary (c.11 miles) as well as Bristol and Bath. Bristol International Airport is c.15 miles to the north-west.

Of particular note is the variety of well-regarded schools in both the state and private sectors in Wells and the surrounding area.

DIRECTIONS

From Wells High Street proceed into Broad Street and into Priory Road. At the roundabout turn right into Strawberry Way and at the traffic lights turn left into Burcott Road. Take the next turning right into Balch Road and the property can be found on the right hand side with a For Sale Board displayed.

ACCOMMODATION

All measurements are approximate.

Open porch sheltering UPVC wood-effect door with leaded lights to:-

ENTRANCE HALL

Double glazed window to the side. Stairs to first floor. Built-in cupboard with gas meter. Telephone point. Double radiator.

SITTING ROOM 14' 11" x 11' 0" (4.550m x 3.362m)

Double glazed window to the front. Feature gas 'Living' flame fire with wooden surround and marble hearth. Television point. Double radiator.



DINING ROOM 9' 0" x 11' 4" (2.739m x 3.465m)

Double glazed window to the rear. Fitted bookcase and built in cupboards. Solid wood floor. Double radiator.



KITCHEN 9' 5" x 10' 9" maximum (2.863m x 3.288m maximum)

Double glazed window to the rear. Fitted with a range of wall and base units with under unit lighting. Gas cooker point with recirculating hood over. One and a half bowl 'PMC' sink with mixer tap. Plumbing for dishwasher. Shelved larder cupboard. Radiator. Door to:-



UTILITY 6' 1" x 12' 11" (1.847m x 3.943m)

Half glazed door to the front and half glazed door to the rear. Plumbing for washing machine. Tiled floor.

WORKSHOP/STORE 5' 0" x 7' 9" (1.519m x 2.364m)

Window to the rear. Power and light.

FIRST FLOOR LANDING

Double glazed window to the side. Access to roof space with fitted ladder.

BEDROOM ONE 9' 2" (excluding wardrobes) x 11' 1" (2.795m (excluding wardrobes) x 3.387m)

Double glazed window to the front. Built-in mirror fronted wardrobes. Wood-effect floor. Wall light points. Radiator.



BATHROOM

Double glazed window to the rear. Fitted with panelled bath with electric shower over, pedestal wash hand basin and W.C. Shaver point. Tiled floor. Downlighters.



BEDROOM TWO 15' 0" x 9' 0" (4.565m x 2.741m)

Double glazed window to the rear. Airing cupboard with wall mounted gas fired boiler supplying central heating and hot water. Wood-effect floor. Radiator.



FRONT

Double width hardstanding to the front with flowerbeds.

REAR GARDEN

The garden measures over 100' to the furthest point and gives rear vehicle access for a caravan or motorhome. Vegetable garden with raised beds. Fruit beds. Patio area. Nature pond. Water tap.



BEDROOM THREE 10' 2" x 7' 10" (3.110m x 2.393m)

Double glazed window to the front. Built-in cabin bed. Wood-effect floor. Radiator.



LOCAL AUTHORITY

Mendip District Council, Cannards Grave Road, Shepton Mallet, BA4 5BT. Tel: 0300 3038588.

www.mendip.gov.uk

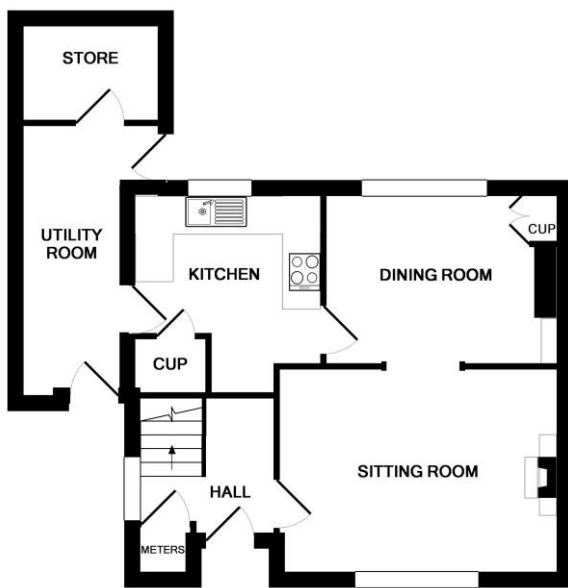
COUNCIL TAX

Band C

Not to scale. For identification purposes only.



1ST FLOOR



GROUND 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
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