

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



ADDRESS



**27 MILTON LANE  
CATHEDRAL CITY OF WELLS, BA5 2QS**

A delightful and appealing house in a really excellent location in easy reach of the Cathedral and the Market Place.

Generous, very light and airy accommodation providing a reception hall, sitting room, dining room, study, snug, kitchen/breakfast room, utility room, 5 bedrooms, 2 bathrooms - plus an integral double garage.

Plenty of parking, mature landscaped and manageable garden - mainly south west facing.

Offers are invited in the region of £759,00

*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, 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*





Milton Lane is one of the best residential areas of Wells with very little through traffic. It also has the benefit of being within walking distance of the schools (inc. Blue and Cathedral), the Cathedral itself and the Market Place.

No 27 is approached directly from Milton Lane and the driveway opens to a large gravelled parking area flanked by the house and the double garage and bordered by flowerbeds.

The house has a striking appearance being built in 1931 in an Arts & Craft style with a distinctive and modern architectural design with steep pitched roof lines and beautiful Bridgwater green roofing tiles. This style was continued when the house was extended in recent years.

Around 2003 a south wing was added which included a full height reception hall; a large triple aspect sitting room and a master bedroom suite.

In 2008 the northern part of the house was extended to provide additional accommodation and to offer the opportunity for an annexe to be created if needed.

Internally the house works extremely well and original details are complemented by modern appointments including gas central heating.

The front door opens into a two storey galleried hall which has a double aspect with French door to the south west facing garden and Velux roof lights.

The sitting room has a triple aspect with a limestone fireplace, a multi fuel stove and two sets of double French doors opening to the garden.

The inner hall has an original parquet floor, a cloaks cupboard and a cloakroom with a hand basin and wc.

The dining room also has a triple aspect with double French doors to the garden. The study is a quiet comfortable room with fitted bookshelves.





The extended dual aspect kitchen has a tiled floor, an extensive range of wall and floor units, work surfaces, tiled splash backs, 2 separate sink units and a free standing electric cooker with an extractor above.

Off the kitchen is a utility room with a tiled floor, sink unit, work surface, space and plumbing for washing machines, a large walk in store, doors to the gardens and into the integral garage.

A hallway from the utility room to the garden room gives access to the 4th reception room which is the snug or breakfast room.

The integral garage has two electric up and over doors, a large safe, the Valiant gas fired central heating boiler and plenty of storage space.

*NB The utility room and its store room together with the snug and perhaps the study provide ample space for the creation of an annexe if required - subject to all necessary consents. In addition part of the garage could also be used if more space was needed.*

On the first floor the landing has a walkway to the master suite. Here the bedroom has fitted wardrobes, walk in closets and a partly tiled en suite shower room with a hand basin, wc and shower cubicle.

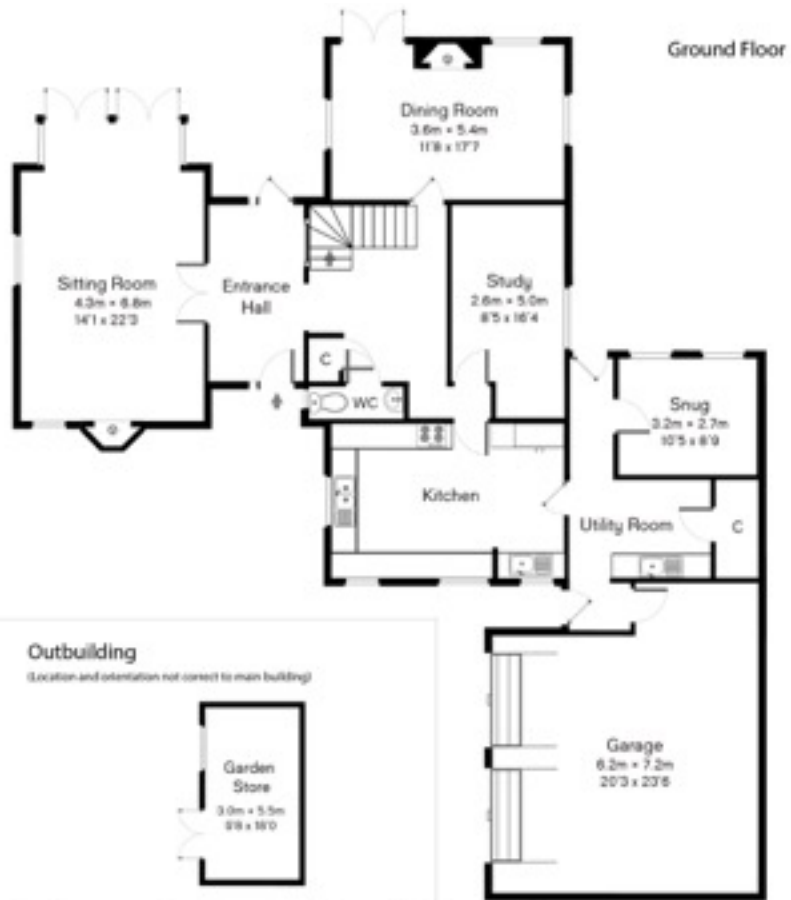
There are a further 4 bedrooms - one having a hand basin and two having storage closets.

The tiled family bathroom has a hand basin, wc and bath with a tiled surround and an electric shower unit.

At the far, south western side of the house is a very pleasant lawned garden with a terrace, flower and shrub beds, greenhouse and vegetable garden area.

There is also a useful studio building ideal for many uses.





Ground Floor



First Floor

Approximate gross internal floor area - 216 sq.m / 2,325 sq.ft (excluding garage and garden storage)

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.

Property type: Detached house  
 Date of assessment: 26 October 2015  
 Date of certificate: 27 October 2015  
 Reference number: 5241 2806 7204 9125 8235  
 Type of assessment: RICS® existing dwelling  
 Total floor area: 217 m<sup>2</sup>

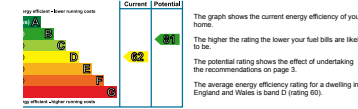
This document is to show current ratings of properties to see which properties are more energy efficient and how you can save energy and money by installing improvement measures.

Estimated energy costs of dwelling for 3 years: £ 6,767  
 3 years you could save £ 2,164

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Energy	£ 522 over 3 years	£ 288 over 3 years	£ 234 over 3 years
Lighting	£ 424 over 3 years	£ 224 over 3 years	£ 200 over 3 years
Water	£ 411 over 3 years	£ 411 over 3 years	£ 0 over 3 years
<b>Totals</b>	<b>£ 6,767</b>	<b>£ 3,673</b>	<b>£ 3,094</b>

Figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**



**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
In-roof insulation	£1,500 - £2,700	£ 1,512	Yes
Internal or external wall insulation	£4,000 - £14,000	£ 474	Yes
Energy lighting for all fixed outlets	£120	£ 192	Yes

Page 3 for a full list of recommendations for this property. For more advice on the recommended measures and other actions you could also take to save money, visit [direct.gov.uk/savingenergy](http://direct.gov.uk/savingenergy) or call 0800 923 1234 (standard national rate). The Green Deal may allow you to pay for home warmer and cheaper to cut its up-front cost.

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). Continue and the property is some distance along on the left hand side.

**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.

1, Priory Road, Wells, Somerset, BA5 1SR - Tel.01749 670079 - [info@roderickthomas.co.uk](mailto:info@roderickthomas.co.uk)