53 Lethbridge Road, Wells, BA5 2FW
Guide Price £200,000
Description
Tucked away in a quiet cul de sac is this deceptively spacious two bedroom bungalow with off road parking and gardens to the front and rear. The property comprises; an entrance hall with plenty of space for coats and shoes, a kitchen with light wood cupboards and shelving offering ample storage, along with gas hob, integrated oven and extractor, a larder, a space for a fridge freezer and plumbing for both a washing machine and dishwasher. A door leads from the kitchen to the side garden. Leading off the main entrance hall is a particularly spacious sitting/dining room with laminate flooring and a large picture window offering stunning views over Wells towards the Mendip hills. From the sitting room a door leads through to an inner hallway which houses the loft hatch, a useful store cupboard and gives access to the family bathroom and the bedrooms. The family bathroom has a white suite with WC, basin and bath with overhead shower.

The two double bedrooms are both of a good size, have laminate flooring and large windows with views over the garden. The property has double glazed windows throughout.

Outside
To the front of the property is a driveway giving off road parking, an area of lawn with mature planting and stepping stones leading up to the front door. A side gate leads to the side and rear gardens.

The side garden has a slate chipping pathway, a raised border made from railway sleepers with attractive planting. The path leads to a lovely pond with water feature and on into the rear garden. An area of raised decking makes a perfect spot to enjoy alfresco dining. The rear garden is enclosed and laid to lawn with borders planted with mature trees and shrubs. Stepping stones lead to a wooden shed.

Location
Wells is the smallest cathedral city in England. It caters for most everyday needs, offering good shopping facilities as well as restaurants and pubs, a cinema, churches of most denominations, together with open-air markets on Wednesdays and Saturdays.

Tenure
Freehold

Heating
Gas central heating

Services
Mains drainage, water, gas and electricity are all connected.

Viewing
Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

Local Authority
Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Tel: 01749 648999

Council Tax
Band ‘C’

EPC rating
Rating ‘D’

Directions
Proceed out of Wells on the A371 signposted Cheddar onto the Portway. Take the first right into Charter Way. Proceed along Charter way passing Barnard Court on the left. Take the next turning on the right into Lethbridge Road, follow the road for approximately 250m and the property can be found on the left.

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