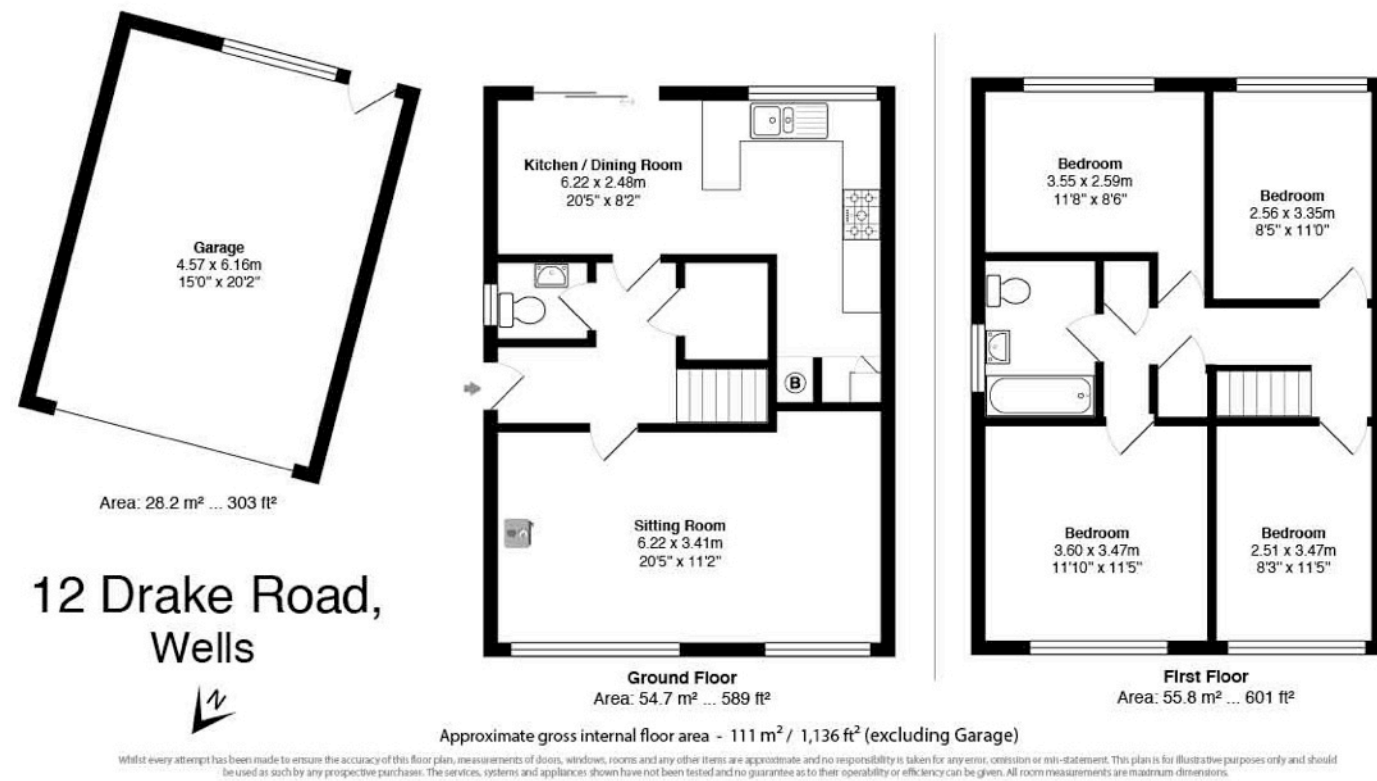


12 DRAKE ROAD,
WELLS, BA5 3JX



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. All room measurements are maximum dimensions.

12 Drake Road,
Wells



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. Ref: 4907.

DIRECTIONS

From our office go along Priory Road, turn right at the junction. Continue through the traffic lights, bear right, pass the petrol station, at the mini roundabout turn left, pass Waitrose and at the lights turn right. At the next lights turn right and at the first roundabout turn left into The Liberty and continue past the Cathedral School. Pass the Fountain Inn and take the immediate left into St Thomas Street. At the top of St Thomas Street take the second left into Hawkers Lane and continue up the hill bearing around to the left into Drake Road. The property will be found approximately 350 yards along on the left hand side.

A neat and comfortable 4 bedroom house in a very good residential area in Wells. The accommodation includes a hall, cloakroom, sitting room, kitchen and dining room, 4 bedrooms and bathroom. Gas central heating and double glazing. Outside there is a detached double garage and an enclosed rear garden.

Offers are invited in the region of £410,000

Wells
Tel: 01749 670079
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Castle Cary
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Energy Performance Certificate

HOUSE 12 Drake Road
WELLS
Somerset
BA5 3JX

Dwelling type: Detached house
Date of assessment: 16 August 2007
Date of certificate: 16 August 2007
Reference number: 0540-1826-6383-0193-9865
Total floor area: 110 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact Rating	
Current	Potential	Current	Potential
4	7	D	B

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	390 kWh/m ² per year	202 kWh/m ² per year
Carbon dioxide emissions	7.2 tonnes per year	3.7 tonnes per year
Lighting	£78 per year	£45 per year
Heating	£638 per year	£389 per year
Hot water	£241 per year	£96 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market. For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 12 012 or visit www.energysavingtrust.org.uk/home



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. The major towns of the area being Bristol, Bath, Taunton and Yeovil are all within commuting distance. Castle Cary is the nearest train station with fast links to London. Wells has local markets twice a week and many medieval buildings including the Cathedral and moated Bishops Palace. There is a busy local shopping centre, a broad range of societies and activities and excellent state & independent schools in the area including several primary schools, Wells Blue School, Wells Cathedral School, Downside, All Hallows and Millfield.

Drake Road is a popular residential area where houses rarely come onto the market. It lies on the eastern outskirts well away from any busy road.

No. 12 is a detached and very light and airy house having large windows, which allow the sunlight to flood in. It has double glazing with gas central heating with radiators.

The front door opens to the hall that has a cloaks cupboard and a cloakroom with a wash hand basin and wc. The sitting room is a good size room with two large windows to the front and is fitted with a Morso woodburner along with a radiator. The 'L-shaped' kitchen and dining room is another large room with sliding double glazed doors that lead out into the rear garden. There's plenty of space for a dining table and chairs and the kitchen area is well fitted with ample oak fronted cupboards. There is space for a dishwasher, range cooker and fridge/freezer.

The staircase rises from the hall to the first floor landing that has a storage cupboard and loft access. There are 4 bedrooms, all of which are of good size with the two at the rear having lovely views to Tor Woods and Glastonbury Tor. The bathroom has a bath with an electric shower over, cabinet with wash hand basin and wc.

Outside

The house is set back from the road with a driveway leading to the DOUBLE GARAGE. This has an up and over door and a pedestrian doorway to the rear. It has light, power, a stainless steel sink and drainer and plumbing for a washing machine.

The front garden is mainly lawned and planted with a range of trees including a mature Magnolia, Laburnum and apple. A pathway leads to the front door.

The rear garden is fully enclosed with walling and fencing. It has a paved patio area for seating and al fresco dining and is mainly lawned with flower borders planted with trees, shrubs and herbaceous plants. To the side of the house between the garage is an area for storage and pedestrian gate leading to the front.

Other Information

The property has pv (solar) panels on the roof of the house. The vendors have reported an annual income of between £1,200 and £1,400 per annum. This income will continue at the high rate feed in tariff until 2036.