



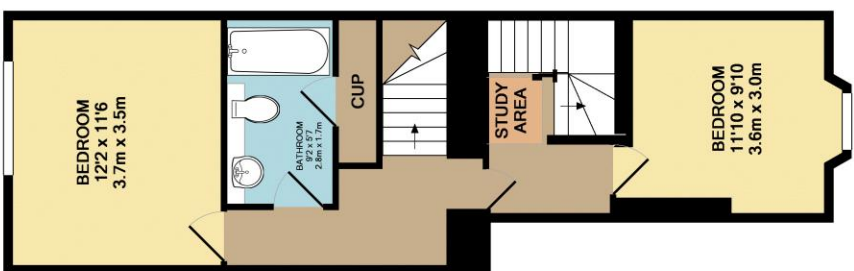
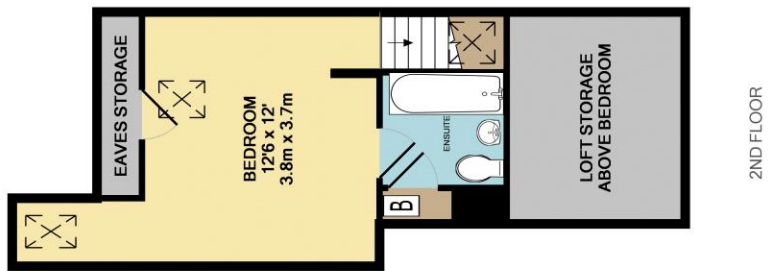
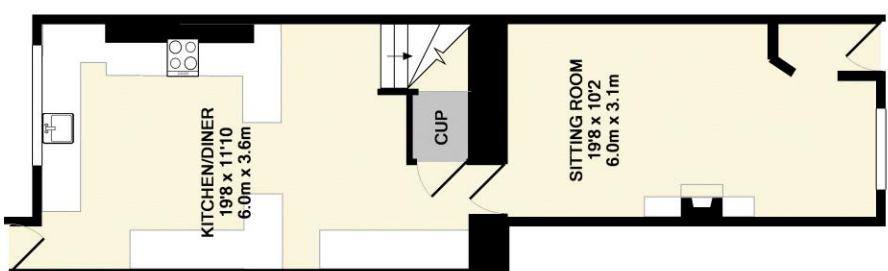
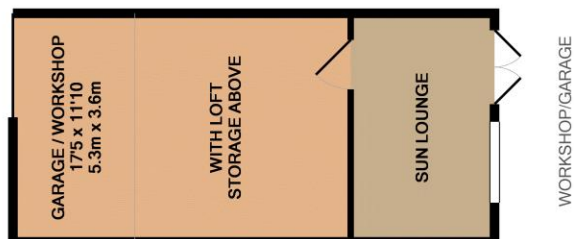
To Contact  
**COOPER & TANNER**  
 Wells Office

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 E-mail: wells@cooperandtanner.co.uk

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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 misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2017



80 Southover, Wells. BA5 1UH  
 Guide Price £369,950

**COOPER & TANNER**  
 THE ART OF AGENCY

### Description

Set within the heart of central Wells sits this extended three double bedroom cottage with garage and private garden. The house has been lovingly improved over recent years and offers deceptively spacious accommodation. On entering the property is an entrance porch with an area for shoes and coats leading into the sitting room. The sitting room features a gas fire, window seat overlooking the front garden and built in 7.1 surround sound with speakers inset into the ceiling. The kitchen/dining room comprises a range of wall and base units, gas hob, electric oven, built in speakers, a large under stair storage cupboard and ample space for a dining table to accommodate 4-6 people.

To the first floor are two generous double bedrooms with one overlooking the front gardens and the other looking over the private rear garden. The family bathroom features a bath with overhead shower, a toilet and wash hand basin unit with storage, heated towel rail and large walk in airing cupboard with its own heated towel rail. From the landing is a small study area which leads to the master bedroom on the second floor.

The master bedroom is a lovely double room with ample space for wardrobes along with an ensuite bathroom comprising of a bath with shower overhead, toilet, wash hand basin and boiler cupboard. The bedroom has eave storage along with access to a large loft, this is approximately 10ft by 10ft with a low head height but has been fully boarded for storage.

### Outside

A stable door opens from the kitchen/dining room into a secluded courtyard which catches the afternoon sun, a perfect area for outside entertaining. A sun lounge area can be used for a variety of uses such as a home office, play room or as it is currently used, a gym. The large single garage features power, light, an electric roller door, separate pedestrian access, loft storage along with ample space for a car and a workshop area.

### 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.

Schools are plentiful with the Cathedral School, the Blue School and a choice of primary schools in Wells, Millfield School in Street and Downside school in Stratton-on-the-Fosse are easily accessible.

There are good road connections to Bristol, Bath, the motorway system and Bristol Airport, with rail links from Castle Cary (about 20 minutes drive away) to London Paddington.

Sporting facilities in the area include racing at Wincanton and Bath, golf at Wells and near Oakhill, sailing or fishing at Chew Valley and Blagdon lakes. In addition, there is a Leisure Centre in Wells offering a variety of recreational facilities.

### Tenure

Freehold

### Heating

Gas central heating

### Services

Mains drainage, water, gas and electricity.

### Viewing

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

### Local Authority

Mendip District Council, Cannards Grave Road, Shepton Mallet. BA4 5BT. Tel: 0300 303 8588

### Council Tax

Band 'C'

### EPC Rating

Rating 'D'

### Directions

From the Wells office Take the first left into St. John's Street and then turn right into Southover. The property can be found on the right hand side of the road after approx. 150 metres.

**REF:WELJAT310517**

