

1 Bay View  
Union Street, Wells  
Somerset BA5 2TY  
£299,000

JEANES  
HOLLAND  
BURNELL



**Built in 2008 by a local builder this semi detached house offers a central position with allocated parking for one car and a south facing courtyard garden to the rear. The accommodation is arranged over three floors and is extremely flexible with a bathroom or shower room on each floor. For sale with no onward chain. Viewing is essential.**

Ground floor with entrance hall, dining kitchen, bedroom 4 or study and a shower room, lower ground floor with sitting room opening onto the south facing courtyard garden, bedroom and shower room and the upper floor with two bedrooms and a bathroom. There is a large boarded roof space with skylight which could be adapted to provide further accommodation (subject to the necessary permission/regulations). Gas fired central heating. Allocated parking for one car. Covered storage area to the front of the property for bins/bikes. Energy Efficiency Rating = C

Telephone: 01749 671020

[www.jeaneshollandburnell.co.uk](http://www.jeaneshollandburnell.co.uk)

# 1 Bay View, Union Street, Wells BA5 2TY

## LOCATION

Situated in the very heart of the city centre. 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.

## DIRECTIONS

On foot from our office cross to the opposite side of the High Street and turn left into Union Street. Turn left after the Library into the car park. Continue into the car park and the property can be found on the left hand side.

## ACCOMMODATION

All measurements are approximate.

Canopy porch sheltering part glazed wood door and side drop to:-

## ENTRANCE HALL

Stairs to first floor and lower ground floor. Thermostatic heating controls. Radiator.



## STUDY/BEDROOM FOUR

Double glazed window to the front. Television point. Radiator.

## KITCHEN/DINER

Double glazed window to the rear with window seat with view over the back of the High Street. Fitted with a range of wood-effect wall and base units. Plumbing for washing machine and dishwasher. Stainless steel gas hob and electric oven with extractor hood over. Single drainer stainless steel sink unit. Radiator.



## SHOWER ROOM

Fitted with shower cubicle, pedestal wash hand basin and W.C. Extractor fan. Tiled floor. Ladder-back radiator.

## LOWER GROUND FLOOR

## SITTING ROOM

Double glazed French doors and side drops to the rear courtyard. Understairs cupboard. Television and satellite points. Fuse box. Radiator.



## BEDROOM THREE

Double glazed window and half glazed door to the front. Television point. Radiator.



### BEDROOM TWO

Double glazed window to the rear. Television point. Radiator.



### SHOWER ROOM

Fitted with shower cubicle with thermostatic shower, pedestal wash hand basin and W.C. Extractor fan. Tiled floor. Ladder-back radiator.



### BATHROOM

Fitted with a suite comprising panelled bath, pedestal wash hand basin and W.C. Extractor fan. Tiled floor. Ladder-back radiator.



### FIRST FLOOR LANDING

Timer controls for the central heating and hot water. Access to roof space via a fitted ladder. The roof space is boarded with a velux window to the front, light and a wall mounted gas boiler supplying central heating and hot water via an insulated hot water tank. There is scope to provide further accommodation within this area (subject to the necessary permission and regulations).

### BEDROOM ONE

Double glazed window to the front. Built-in over stair hanging cupboard. Television point. Double radiator.



### OUTSIDE

There is an allocated parking space to the front. Steps lead down to a covered storage area.

### REAR COURTYARD

The courtyard is south facing and measures 20' 0" x 16' 0" (6.09m x 4.87m). Outside light. The courtyard is bounded by high walls and panel fencing and is both private and secure.



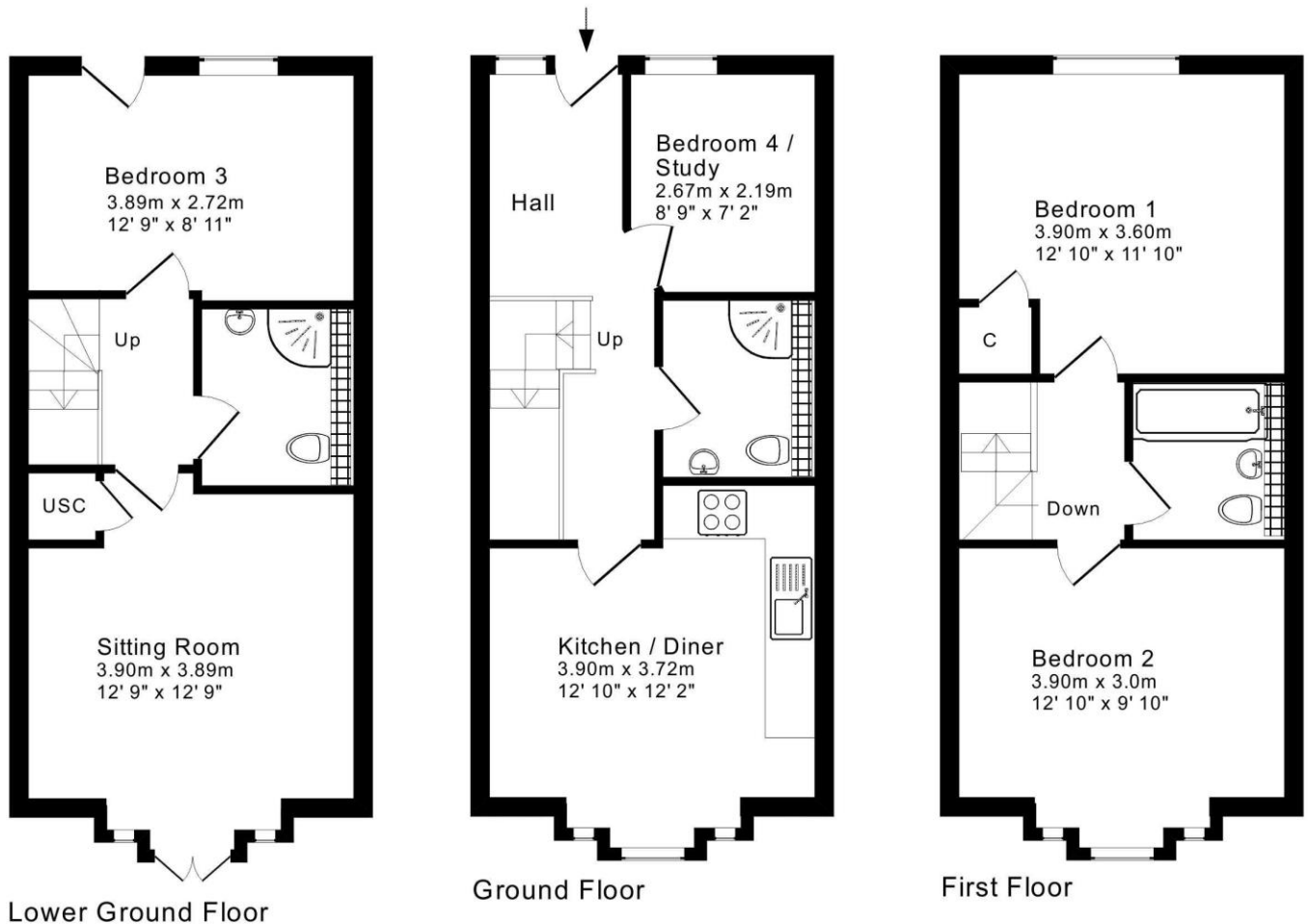
## LOCAL AUTHORITY

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

[www.mendip.gov.uk](http://www.mendip.gov.uk)

## COUNCIL TAX

Band D



Lower Ground Floor

Ground Floor

First Floor

For indicative purposes only.  
Drawing Number : 147-0193

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## RESIDENTIAL LETTINGS

Jeanes Holland Burnell offers a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.

## FINANCIAL SERVICES

Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01749 671020 and we can arrange a free consultation for you at a time and a place to suit you with Woodward Insurance & Mortgage Insurance Services.\*

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

## DATA PROTECTION

Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.

\*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. WRITTEN QUOTATIONS ARE AVAILABLE ON REQUEST.