

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



36 ST THOMAS STREET, WELLS, SOMERSET, BA5 2UX



**36 St. Thomas Street,
Wells, Somerset BA5 2UX**

A Georgian Grade II listed townhouse in an excellent residential area within a short walk of the Cathedral. It has roomy 4 bedroom accommodation with lots of living space. Delightful south facing courtyard garden and a double garage.

The house has considerable character retaining period details such as high ceilings, large sash windows, original doors and flagstones. The accommodation includes a hall, cloakroom, sitting room, an extended kitchen & dining room, 4 bedrooms, bathroom, shower room and storeroom.

The sunny courtyard garden is a big asset and has a pedestrian side door into the large garage which is partly used as a utility room.

Price Guide: £850,000

Location

St. Thomas Street is one of the oldest streets in Wells with many period houses dating back to medieval times and probably earlier. It runs east of the Cathedral, which is within easy walking distance, as are many of the amenities of Wells, including senior and junior schools. Close by are Tor Woods and the Cathedral fields with beautiful walks that link into a huge number of footpaths, most of which are well away from roads.

Accommodation

This elegant house has been sympathetically extended and updated to suit modern life and yet retains its period charm. The front door opens to a hall with flagstones, a cloakroom (loo & basin), a store cupboard and a staircase rising to the first floor.

At the front of the house is a generous and comfortable sitting room with a fireplace with a log burning stove, alcove shelving and a large sash window.





The kitchen/dining/living room

A door from the hall leads into the kitchen that has been beautifully and seamlessly extended with a dining room reaching into the garden.

The kitchen area has flagstones, beams, and a good range of fitted units with cupboards, a pull-out larder unit, 2 bowl sink and Danish oiled solid oak work surfaces. Appliances include an integral dishwasher, fridge, freezer and a large range cooker with an extractor above.

The dining room area is a great living space having a dual aspect room with side windows, French doors and a sky light which all flood the room with sunlight. In addition, it has a pitched ceiling with beams and an oak floor.

First Floor

Upstairs on the first floor are a landing, 2 bedrooms and a bathroom. There's space on the landing for a study area.

The front bedroom has a fireplace (and has previously been used as a second sitting room). The second bedroom has fitted wardrobes and a window seat. The bathroom has a tiled floor, hand basin, wc and a bath.

Second Floor

The staircase continues to the second floor where there are two further bedrooms and a shower room.

One of the bedrooms has a high-pitched ceiling and staircase to a gallery with a storeroom. This area can be used as a playroom or study etc. and has space for a mattress. The storeroom houses the central heating boiler and water tank. The shower room has tiled floor and walls, a hand basin, wc and shower cubicle.

Outside

The courtyard garden has a sunny, southerly aspect, is well designed and constructed for ease of maintenance with large slate flagstones bordered by shrub and flowerbeds. A pedestrian door leads to the lane and there is also a door into the large double garage, which has electric doors and is equipped with light and power and has plumbing facilities for a washing machine.





Tenure and Other Points

Freehold. Grade II listed within a Conservation area. EPC exempt. Council Tax Band F

Mains services and gas central heating.

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, Downside, All Hallows and Millfield.

Wells is a transport hub for bus services, including daily services to London. Main line trains run from Castle Cary and Bristol International Airport is 35 minutes' drive away.

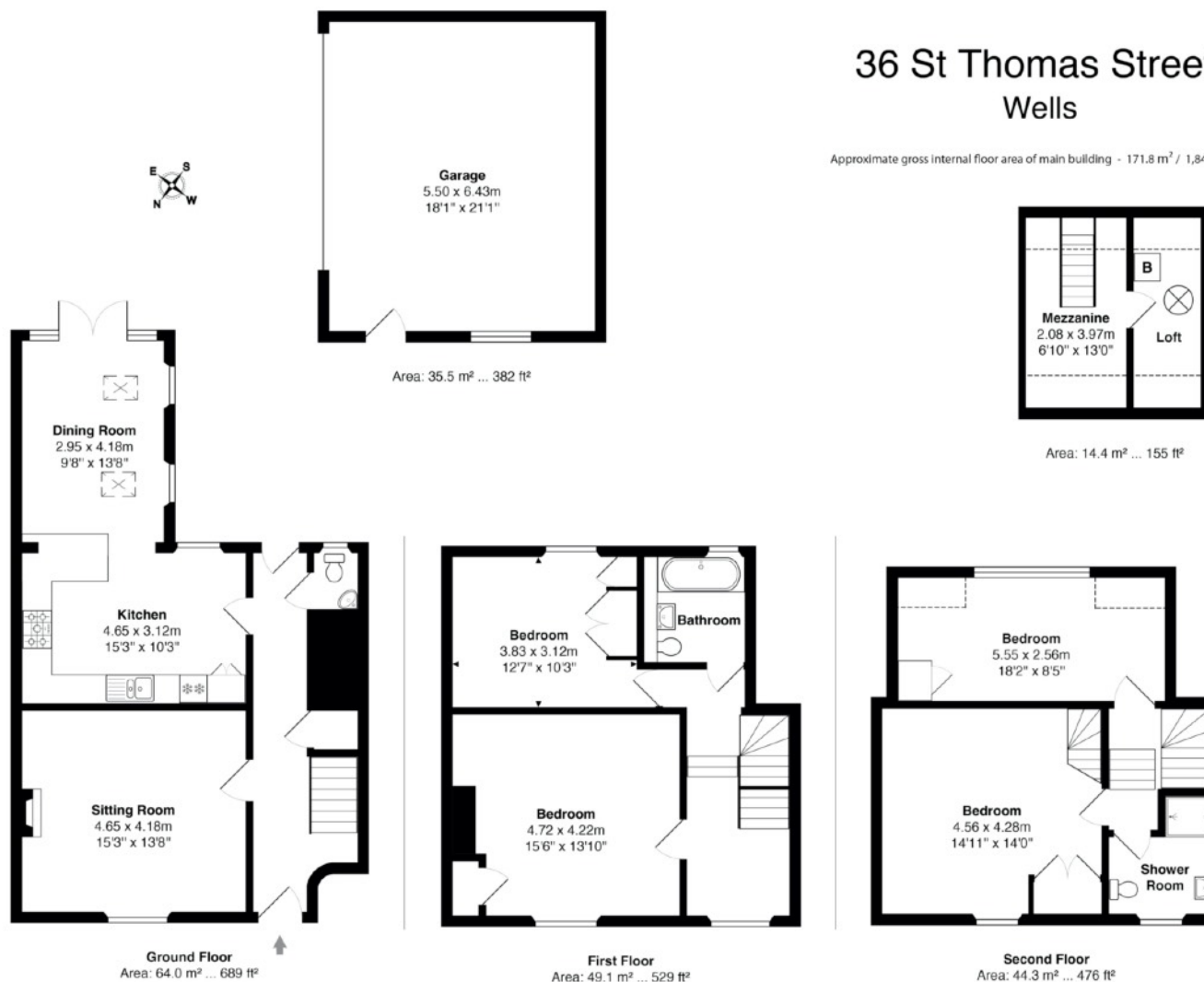


"Photo

Please note this photo was taken several years ago. It is used for illustration and the area is fundamentally unchanged.

36 St Thomas Street, Wells

Approximate gross internal floor area of main building - 171.8 m² / 1,849 ft²



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.

