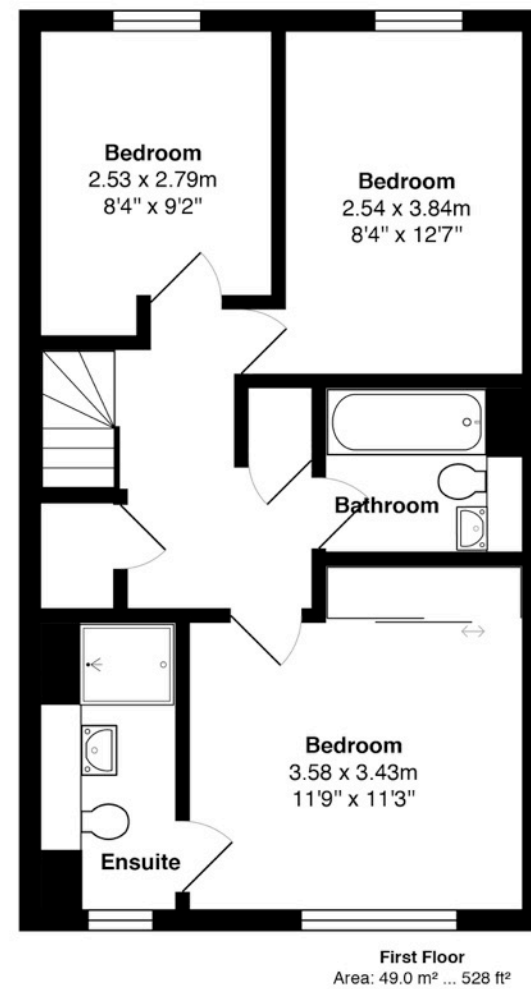
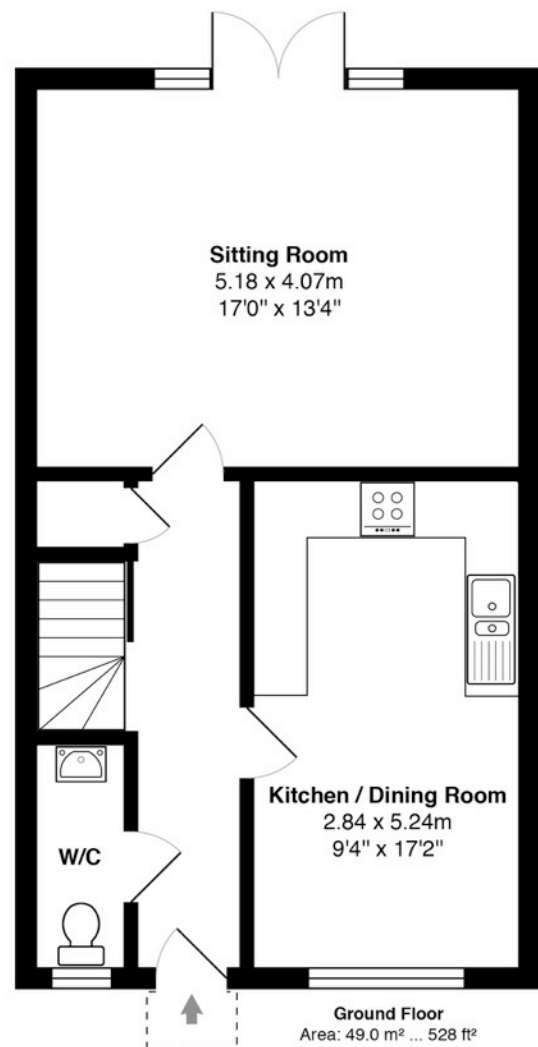


The Elsenham



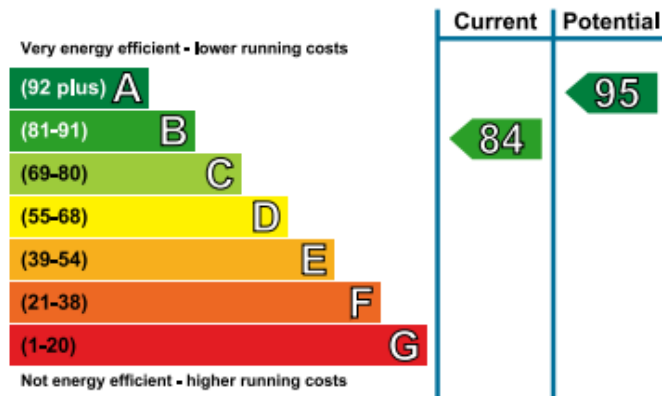
Approximate gross internal floor area - 98 m² / 1,055 ft²

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.

**82 KNIGHT ROAD
WELLS BA5 1FT**



Energy Efficiency Rating



Directions.

From our office proceed along Priory Road and at the "give way" continue straight across. Continue to the roundabout and go straight across. Continue until the Police Station is on the righthand side. A short distance further turn left onto Wand Road. Follow the road to the left and stay on this road until you have a turning left onto Knight Road. No. 82 will be found on your left.

This is an exceptional 3 bedroom semi-detached house enjoying a quiet setting in walking distance of the High Street of Wells.

The accommodation is well planned and appointed with an entrance hall, cloakroom, good sized sitting room, open plan kitchen and dining room and on the first floor a master bedroom with and en suite shower room, 2 further bedrooms and a family bathroom.

Outside are a single garage, good parking space and a private garden.

Available from October 2019

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.

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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.



Vicarage Fields lies on the southern side of Wells and is established as a popular residential area. It has good access and is within walking distance of schools, the High Street and the amenities of the City.

No.82 has an excellent location being well away from busy roads and is a handsome 2 storey house with red brick elevations and a porch above the front door.

This front door opens into a hall with the staircase and a cloakroom with a hand basin and a wc.

There's a good size sitting room with french doors to the garden.

The kitchen and dining room has ample space for a table and chairs. The kitchen area has an extensive range of fitted units and integrated appliances. These include a 4-ring gas hob, extractor, double ovens, dishwasher, fridge and freezer.

On the first floor the central landing gives access to the 3 bedrooms and the family bathroom.

The master bedroom has fitted wardrobes and an en suite shower room.

Outside is a garage, parking and a neat well arranged garden.