

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



62 KNIGHT ROAD, WELLS, SOMERSET, BA5 1FT



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WELLS, SOMERSET, BA5 1FT**

*Glastonbury 6 miles, Wedmore 8 miles, Frome 16 miles, Bristol 20 miles, Bath 20 miles*

A stylish 4-bedroom family home with a landscaped garden and a delightful garden, within walking distance of Wells city centre.

The ground floor includes a spacious hallway with cloakroom and storage cupboard, sitting room with double doors into the-garden and a bay window with a pleasant aspect. There is a bright and welcoming open plan kitchen/dining space, with views across the garden and a utility room with garden access. On the first floor-are four good-sized bedrooms offering flexible accommodation and a family bathroom. The main bedroom has built-in wardrobes and an ensuite shower room.

Outside the property there is a private driveway with parking for two cars, a garage and an access gate to the back garden. There is a side-garden, which presents potential for an extension alongside the current living room, for which outline plans have been drawn [subject to statutory consents]. The back garden has been designed with creativity and is surrounded by a curved brick wall, providing privacy and safety for dogs and children.

**Price Guide** £500,000

**Location**

The property is located on a quiet corner in this attractive and peaceful residential area with its active and friendly community. Access to a no through lane leading to open countryside is situated just behind the property, as well as a delightful pathway, which leads to a children's park, wild flower meadow, and riverside walk. It is ideally situated in walking distance to Wells', array of amenities including supermarkets, schools and sporting facilities.

**Other points**

Freehold, gas central heating. Mains water, gas, drainage and electricity, double glazing, EPC Rating B, Council tax band F.





### Description

This is a welcoming family home with an inviting garden that is truly an extension of the living space. The ground floor has a contemporary open-plan feel, whilst the upstairs offers flexible accommodation and generously sized bedrooms. The vendor informs us that the house remains within its 10 year NHBC guarantee period, having been purchased as-new by the vendors in 2019. The area is highly attractive with a welcoming community and is perfectly situated within walking distance of Wells city centre.

### Accommodation

The front door opens into a wide reception hall with a good-sized cloakroom and a storage closet. The sitting room benefits from a double doorway and triple aspect windows, including a large bay window and double doors onto the back garden. Across the hallway, the open-plan kitchen and dining area has stylish grey contemporary fitted units with a peninsular and appliances including integrated dishwasher, gas hob and integrated double oven. The utility room houses the gas boiler as well as space for a washing machine and tumble dryer and has access to the garden.

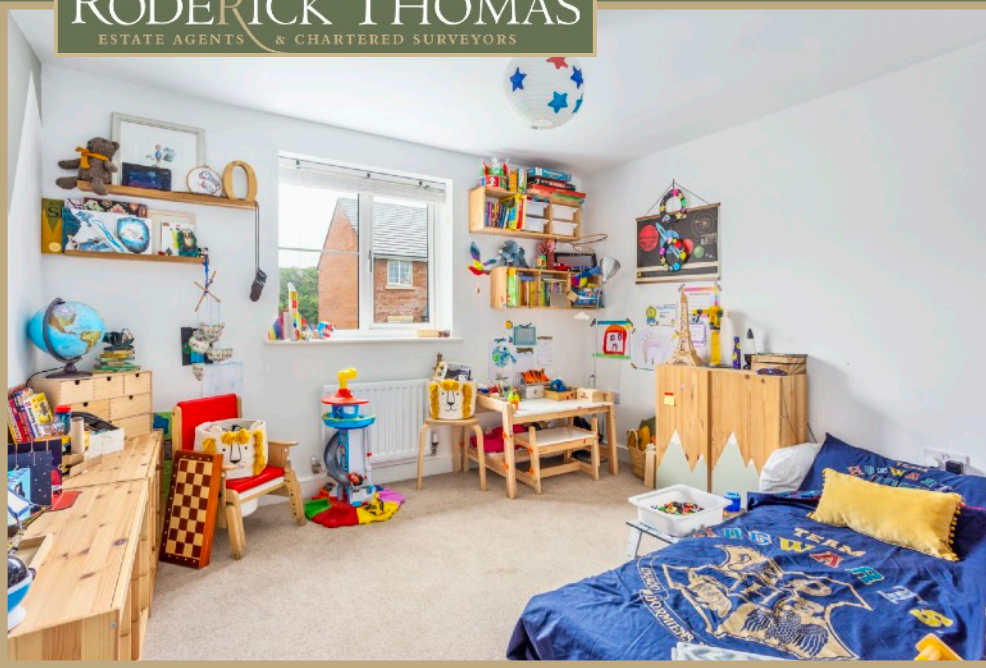
### First Floor

The 4 double bedrooms upstairs are bright and spacious with 3 currently arranged as bedrooms and the fourth as a study. The family bathroom is a generous size with a contemporary white suite, heated towel rail and Amtico flooring. The main bedroom has a lovely aspect with views across the garden to woodland; it has mirrored fitted wardrobes providing good storage and an en-suite shower room with a large walk-in shower.

### OUTSIDE

The house is an attractive style with white rendered elevations, steps to the front door and an oak-framed porch. The property has a good-sized corner position with lawned front and side gardens enclosed by an evergreen hedge and a large back garden surrounded by a curved brick wall. The garden has been thoughtfully designed into 'garden rooms' with a superb central pergola with a productive grapevine, raised beds with mature planting, a lawn area and various paved areas. The property has a driveway with space for 2 cars and leads to the garage.





### **Directions**

The property is on the corner of Knight Road and Moss Close.  
From Strawberry Way Roundabout, take the 3rd exit onto Glastonbury Rd/A39.  
Turn left onto Wand Road. Turn right to stay on Wand Road. Slight right towards Knight Road. Continue onto Knight Road. The property will be on the left hand side, just before the turning into Moss Close.

### **About the area:**

*Wells is the smallest city in England (population about 11,000), situated in beautiful countryside between the Somerset levels and the Mendip Hills – an Area of Outstanding Natural Beauty. The medieval city centre has superb local markets twice a week, good restaurants, a thriving high street and many important ancient buildings, including its outstanding gothic Cathedral and moated Bishops Palace and gardens.*

*The city has a full calendar of live performance events and hosts annual festivals for Music, Literature, Art and Food. It has a strong and active community with many societies and clubs, as well as a great selection of sporting facilities including Wells Leisure Centre, Wells Rugby Club, Tennis club, Bowling club and Golf course. There are four major supermarkets on the edge of the city as well as a wholefood deli with a refill store.*

*There is a selection of excellent state & independent schools in the area, which includes several good primary schools within the city and in the surrounding villages, Wells Blue School, Strode College, Wells Cathedral School, Sidcot, Downside, All Hallows and Millfield.*

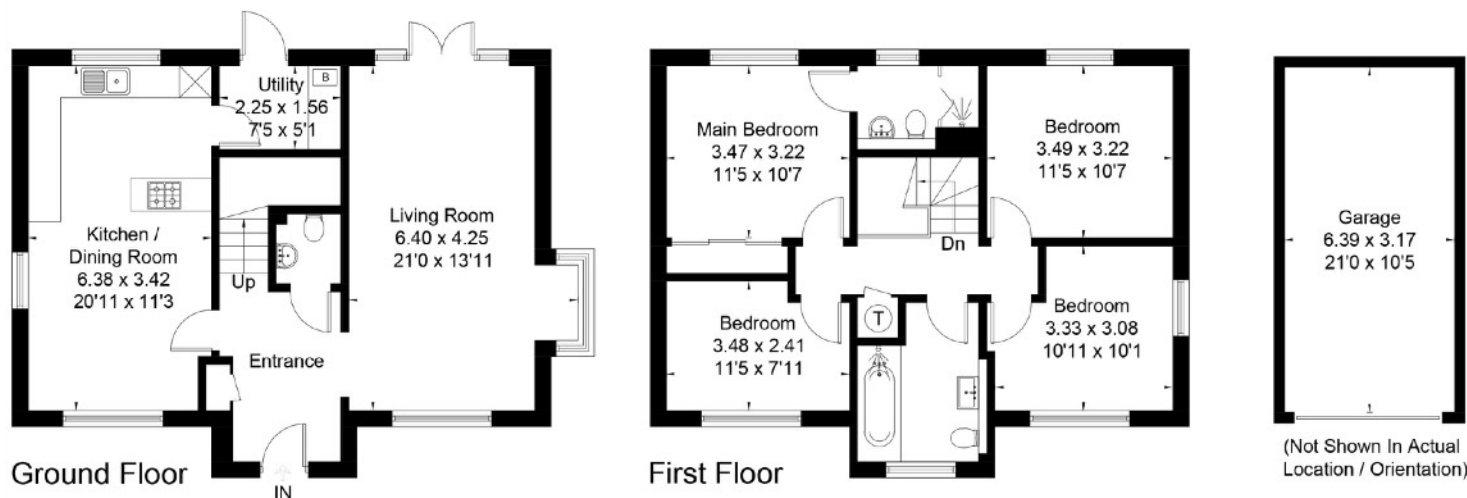
*The major towns of the area, Bristol, Bath, Taunton and Yeovil are all within commuting distance. Wells is a transport hub for bus services, including daily services to London. Main line trains run from Castle Cary and Bristol International Airport is 35 minutes drive away.*

### **ADDITIONAL SERVICES or CAN WE HELP? or A NOTE ON FINANCES**

*We appreciate how complicated and stressful a house sale and/or purchase can be, particularly in terms of tying together and timing the major financial transactions required. If you are experiencing difficulties with arranging a mortgage, or if you think a bridging loan would be helpful and reassuring to smooth the transition, please let us know as we may be able to help you to access financial advice and assistance on either matter. We have been successful in negotiating agreements to suit both sellers and buyers with complex financial situations and are happy to discuss your requirements or concerns. Please call the office to arrange a consultation or to find out more.*



Approximate Area = 126 sq m / 1356 sq ft  
Garage = 20.2 sq m / 217 sq ft  
Total = 146.2 sq m / 1573 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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**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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