

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



3 NORTH GROVE, WELLS, BA5 2TD



## 3 NORTH GROVE, CATHEDRAL CITY OF WELLS, BA5 2TD

A really impressive and very appealing house in a great location and with lots of living space, parking, garden and Cathedral views.

The house includes around 2,500 sq. ft. of accommodation on several levels and having the benefit of loads of storage.

It includes an entrance porch, large open plan kitchen/dining and living room, sitting room with balcony, 4 bedrooms, bathroom, shower room, utility room, large cellar/storeroom and integral garage.

Outside there is a parking area and a neat, walled and sunny garden.

**Price Guide** £550,000

### **Location**

The property has a great position in a quiet residential cul-de-sac off North Road within easy walking distance of the Cathedral, the schools, The Market Place and the High Street. No 3 is one of a small collection of handsome houses that provide considerable style with great living space and plenty of bedrooms.

### **Description**

No.3 is a most appealing and well presented house, appointed to high standards and which must be viewed to be fully appreciated. Details include oak flooring and doors, double glazing and gas central heating. In addition, the owners have recently carried out various improvement works and decoration.

### **Directions.**

From our office continue along Priory Road and at the junction turn right. Continue to the traffic lights, straight through, continue (pass petrol station) to a mini roundabout, turn left, continue past Waitrose, turn right at the lights. Continue to next lights, turn right, at the mini roundabout turn, left into The Liberty. Turn left by the Fountain Inn, enter and continue along St Thomas Street. At the top of this street turn first left into North Road. Continue for about 250 yards and turn left into NORTH GROVE. The house is a short distance along on the right.





### Accommodation

A short flight of steps leads to the front door which opens into a porch. Beyond is a large (26ft x 25ft. overall) main living area including the kitchen, dining and living room. is a super light room with the new windows, lantern roof and two additional skylights.

The kitchen area has an impressive range of fitted units with work surfaces, a 2 bowl sink unit and a tiled splashback. Appliances include a Range cooker with extractor hood, wine fridge, microwave, dishwasher, fridge and freezer

The dining table for six+, combined with a snug area make this an ideal family room.

Steps lead to a well proportioned very light and airy sitting room with a fireplace (with gas fire), fitted cupboards, views of the Cathedral, and a door to a sheltered balcony with even better views.

Close by are a bedroom and a bathroom with a tiled floor, hand basin, wc, bath and shower area.

On the next floor are two further bedrooms, both having great views and one having a good range of fitted wardrobes and bedroom furniture.

On the lower floor level of the house is a hallway (with storage cupboards), bedroom, shower room (with basin, wc and shower) and a large utility room. This has a sink unit, plumbing, space for a washing machine, dryer and fridge/freezer. There's also a door, which leads out to a veranda with steps into the sunny, south facing garden.

Also on this level is a door into a large basement store area.

Returning to the main living room, steps lead to a useful boot and coats store area with a door into the integral garage.

### Outside.

At the approach to the house is a large parking area and on the sunny south facing side of the house is the walled garden with access to the lane which has unrestricted parking.

### Other points

Freehold. Not listed. EPC rating 72(C). Council Tax Band D. Mains services. Double glazed Gas central heating.





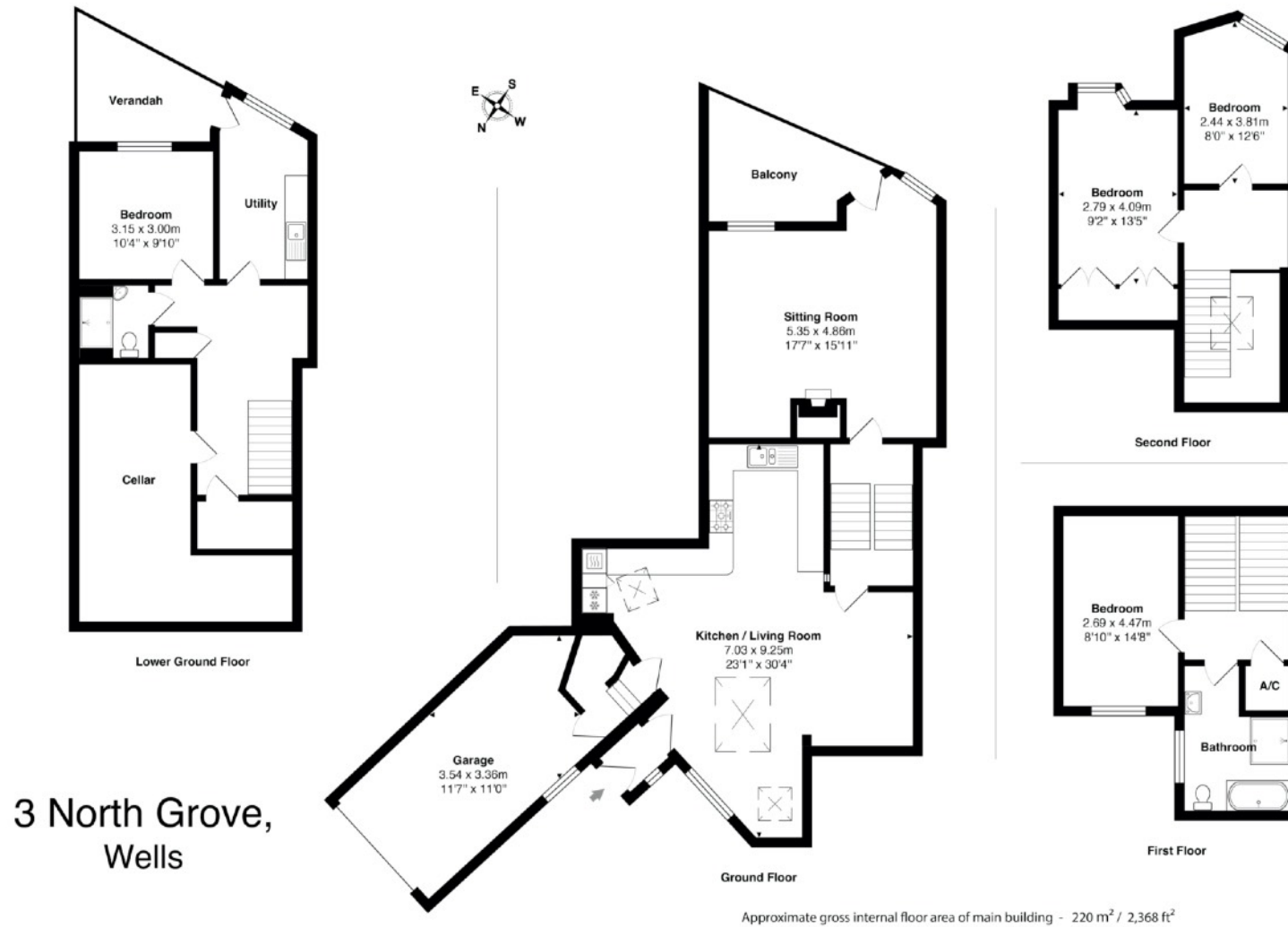
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**About the area** Wells is the smallest city in England (population about 11,000) lying in beautiful countryside between the Somerset Levels and the Mendip Hills – an Area of Outstanding Natural Beauty. Wells medieval centre has local markets twice 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.





**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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