



37 Mount Pleasant Avenue, Wells, BA5 2JG

£625,000 Freehold

COOPER  
AND  
TANNER



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 3  2  2 EPC C

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## DESCRIPTION

An exceptional, fully renovated and extended, three double bedroom bungalow set on the desirable Mount Pleasant Avenue with large south facing gardens and ample parking. The property has been transformed by the well-respected D'Ovidio Bros builders to a high standard throughout and is offered in a turnkey condition and no onward chain. Every aspect of modern living has been considered with the bungalow from under floor heating across the ground floor, bi-folding doors making the most of the views and air-conditioning on the first floor.

Upon entering the property is a light and spacious entrance hall with a tiled floor leading into an inner hall with storage for shoes and coats beneath the bespoke staircase. The kitchen and living accommodation are situated at the rear of the property, taking full advantage of the south facing views and opening out to the large patio and gardens beyond. The kitchen comprises; a range of fitted units, built in fridge/freezer, electric oven and hob, dishwasher, space for a washing machine along with a wonderful view from the kitchen sink. Within the kitchen is ample space for a dining table to accommodate ten to twelve people along with comfortable seating and bi-folding doors opening out to the patio. A side door provides access to the

driveway which wraps around the property. The sitting room area also has ample space for comfortable seating with views and bi-folding doors opening out to the gardens. The sitting room and kitchen/dining room are both open-plan whilst still having a divide, making it a wonderful space for socialising and entertaining.

From the inner hall is access to two spacious double bedrooms, both of which look out to the front of the property. Completing the downstairs accommodation is the large shower room with double size walk-in shower with rain forest shower head, toilet, wash basin, heated towel rail and storage.

The first floor has been ingeniously designed to either create a wonderful principal suite or to create a further double bedroom with the addition of a large extra reception room. Stairs lead directly into the spacious room with bi-folding doors opening out to a balcony and views overlooking the gardens. The room would make a wonderful snug, playroom, bedroom or home office if desired. Double doors open to reveal the third double bedroom which looks to the front of the property and has the benefit of eaves storage. Completing the first floor is a shower room with a shower, toilet, wash basin and heated towel rail.









## OUTSIDE

Approaching the property is a paved driveway to comfortably accommodate **four** to five cars to the front and side. To the rear, running the full width of the bungalow, is a large patio which is perfect for outside furniture, dining and entertaining with the lovely southerly aspect over the gardens. Steps lead down to the garden which has been kept as a blank canvas of lawn with new walling and fencing. At the rear of the property is a connection to water and electric, perfect for an outhouse, summerhouse or home office if desired.

## LOCATION

The picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells

Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

## VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

## DIRECTIONS

From central Wells take the Wookey Hole Road. Continue for approx. 200 metres and turn left into Blake Road. At the end of the road turn right into Welsford Avenue. Then first left into Mount Pleasant Avenue. Number 37 can be found on your left.

REF:WELJAT15032024



### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** C

**Heating:** Gas central heating with underfloor heating on ground floor and air conditioning to the first floor.

**Services:** Mains drainage, gas, water & electricity

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Bath Spa
- Bristol Temple Meads
- Castle Cary

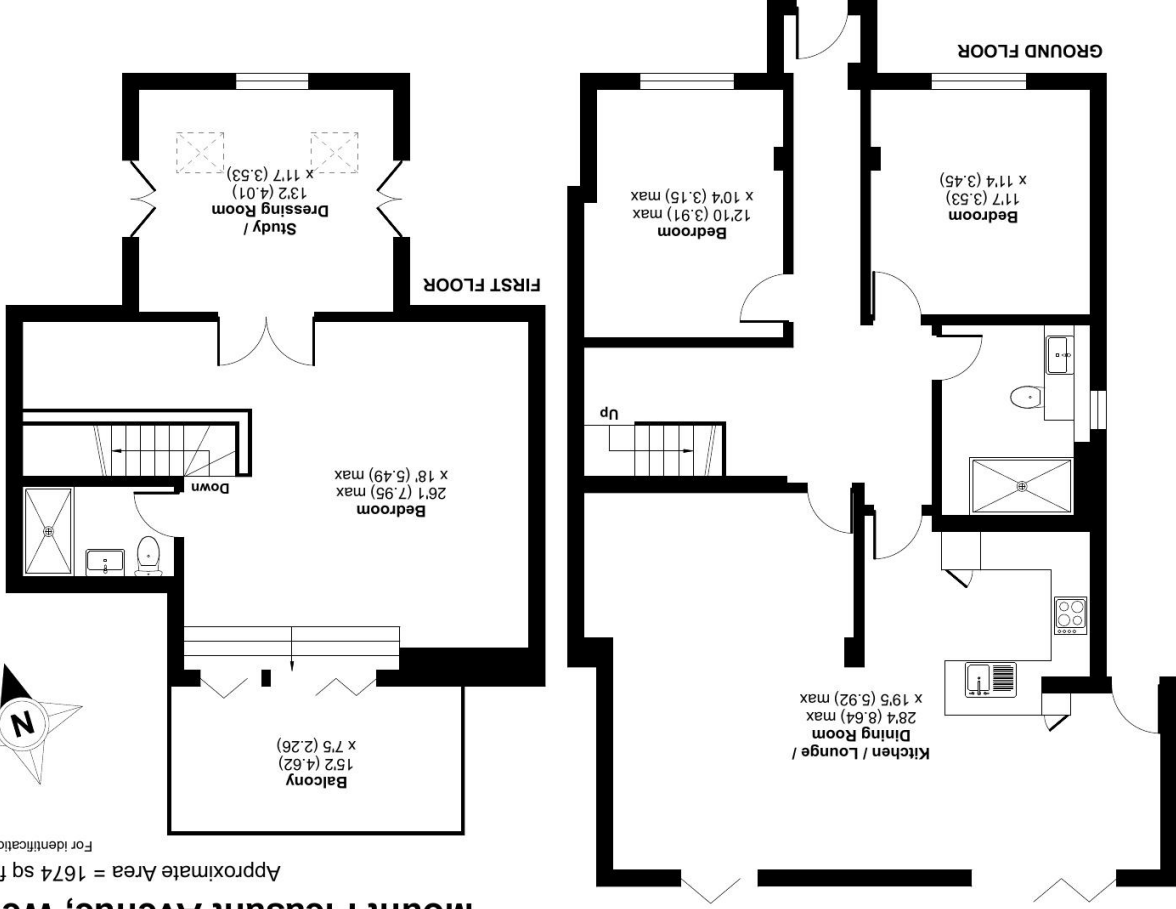




### Nearest Schools

- Wells (Primary & Secondary)

# Mount Pleasant Avenue, Wells, BA5

Approximate Area = 1674 sq ft / 155.5 sq m  
For identification only - Not to scale





 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © mtchecm 2024. Produced for Cooper and Tanner. REF: 1101793

WELLS OFFICE

telephone 01749 676524

19 Broad Street, Wells, Somerset BA5 2DJ  
wells@cooperandtanner.co.uk

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