

Osborne
& Osborne



8 Hervey Road

Wells BA5 3JD

A fantastic, three bedroom property situated on the edge of Wells in a popular residential area. It has been completely modernised by the current owners who have created a bright and spacious family home. Ideal for first time buyers, viewing highly recommended.

Guide price £293,950

8 Hervey Road

, Wells, BA5 3JD



- Semi Detached
- Off Road Parking
- Spacious Kitchen/Dining Room
- Ideal for First Time Buyers
- Three Bedrooms
- New Central Heating System
- Sitting Room
- Two Bathrooms
- New Roof
- Generous Garden

Description

The ground floor accommodation comprises a kitchen/dining room, sitting room, and most useful downstairs shower room. To the rear of the property is a spacious and light kitchen dining room with French doors leading out onto the patio. The Kitchen is fitted with an array of light coloured wall and base units with oak worktops. There are a range of built in appliance which include an electric oven, hob, overhead extractor hood, and dishwasher with further space for a washing machine and freestanding fridge/freezer. The kitchen is definitely the heart of the home and is ideal for family meals or entertaining friends. Just off the kitchen is a downstairs shower room with low level w.c and wash hand basin.

To the front of the property is the sitting room which benefits from a feature fireplace with log burning stove, this room is light and cosy ideal for relaxing at the end of a busy day.

The first floor accommodation benefits from three good sized bedrooms and modern family bathroom. There are two generous double rooms

with the third bedroom being a substantial single ideal as a home office or nursery.

The accommodation throughout is neutral and light and has been completely renovated by the current owners to created a wonderful family home. The property benefits from a new Gas Central Heating System and new boiler, new roof and the chimney has also been lined.

Outside

To the front of the property is a small area laid to lawn with pretty boarders that are filled with plants and shrubs, there is a driveway to the side that allows off road parking for one car. To the rear of the driveway is a useful pedestrian side gate with pathway that leads to the rear garden where you will find an attractive well maintained tiered garden that is easy to maintain. The lower level has been paved with steps rising to a generous lawn with a further patio area ideal for alfresco dining. There is a log store and useful outbuilding.

Useful Information

Council: Mendip District Council

Council Tax Band: B

EPC Rating: D

Services: Mains water, electricity, drainage, gas central heating and telephone all subject to the usual utility regulation.

Tenure: Freehold

Viewings: Strictly by appointment through the agent Osborne & Osborne.

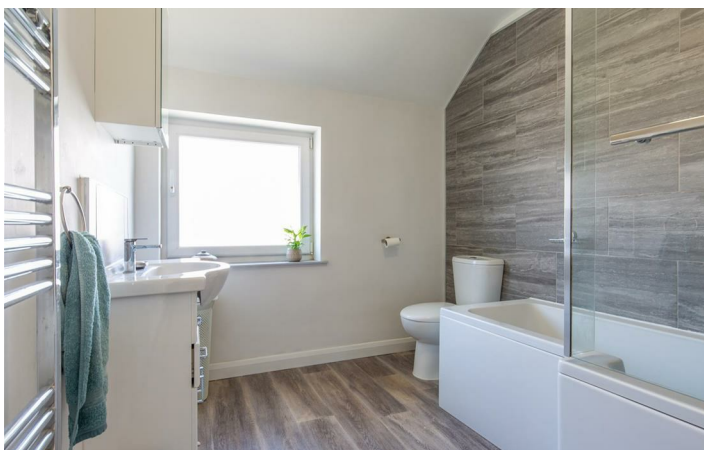
Situation

Wells is England's smallest City lying at the foot of the Mendip Hills. The City centre is well known for its bustling High Street and Market Place within which there is a twice weekly produce market. Wells' most famous landmark, The Cathedral, stands in a commanding position on the Eastern side of the town and is within a stone's throw of all major facilities. Wells offers excellent schooling at all levels, both state and private with the City also represented by four major supermarkets including Waitrose.



Directions

From Wells city centre following the signs for The Horringtons B3139, St Thomas Street and Bath Road. Pass the turning to Hawkers Lane on your left and the BP Garage on your right and take the next left into Churchill Avenue. Follow the road and take the first right hand turning into Hervey Road. The property can be found on the left identified by the For Sale board.



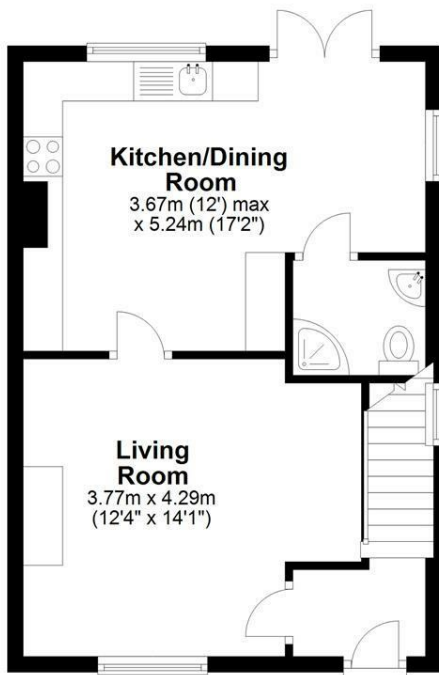
Floor Plan

8 Hervey Road, Wells, BA5 3JD

Approximate Floor Area: 837 sq feet, 77 sq meters

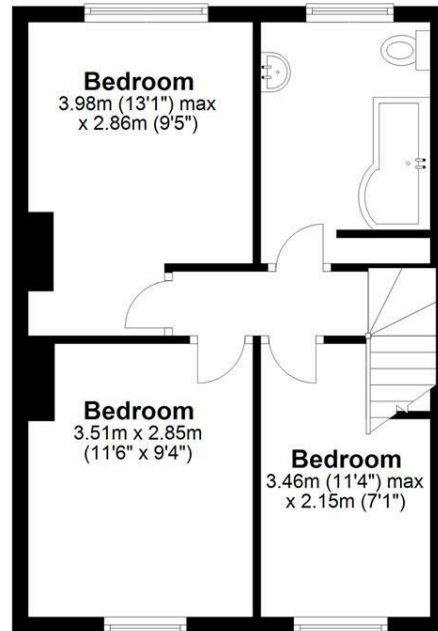
Ground Floor

Approx. 38.8 sq. metres (417.3 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	