



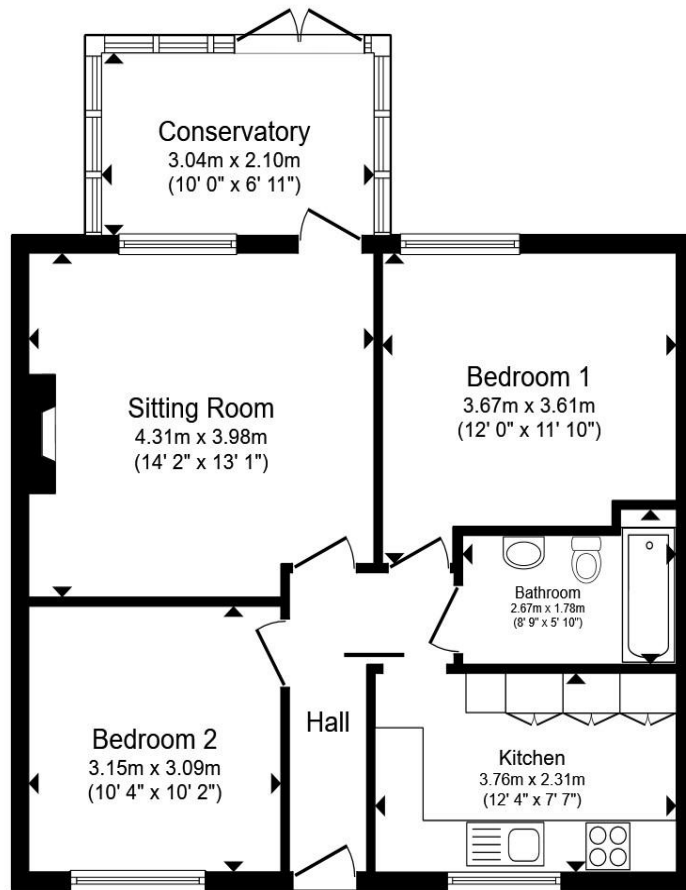
Goodymoor Avenue, Wells, BA5 2JH

welcome to

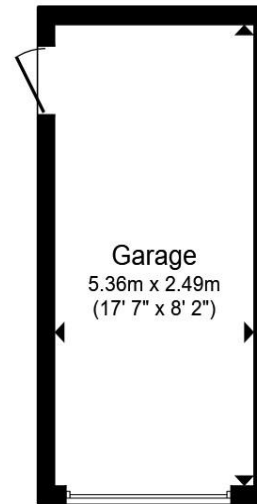
Goodymoor Avenue, Wells

An immaculately presented two double bedroom semi-detached bungalow with garage, driveway parking and a beautifully landscaped rear garden. Situated within a highly sought-after residential area on the eastern side of Wells, this spacious home is offered for sale with no onward chain.





Floor Plan



Garage

Entrance Hall

Kitchen

7' 7" x 12' 4" (2.31m x 3.76m)

Sitting Room

13' 1" x 14' 2" (3.99m x 4.32m)

Conservatory

6' 11" x 10' (2.11m x 3.05m)

Main Bedroom

11' 10" x 12' (3.61m x 3.66m)

Bedroom Two

10' 2" x 10' 4" (3.10m x 3.15m)

Bathroom

Outside

Garden

Garage

8' 2" x 17' 7" (2.49m x 5.36m)

Driveway

Total floor area 79.3 m² (854 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Goodymoor Avenue, Wells

- Immaculately presented semi-detached bungalow
- Two generous double bedrooms
- Stylish fitted kitchen with integrated appliances
- Spacious sitting room & Conservatory
- Well-appointed bathroom with shower over bath
- Enclosed rear garden with decking, patio and mature planting
- Garage and private driveway parking
- Sought-after residential location close to Wells city centre and offered with no onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£280,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL106504



Property Ref:
WEL106504 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01749 676067



Wells@allenandharris.co.uk



15 Sadler Street, WELLS, Somerset, BA5 2RR



allenandharris.co.uk