



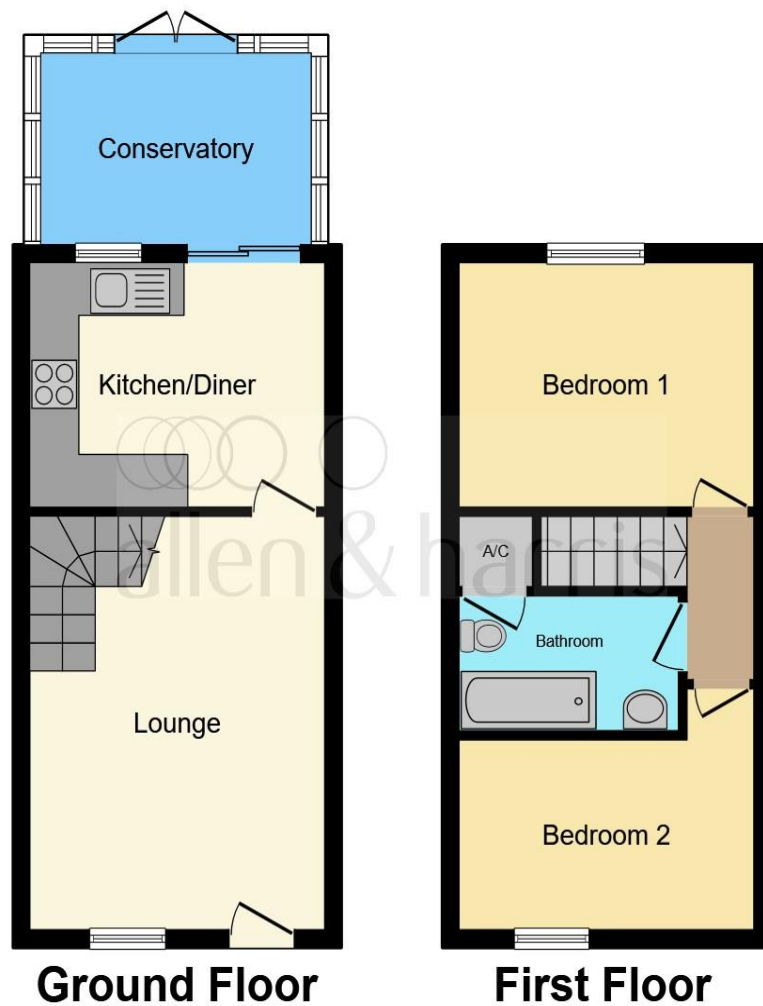
9 Serel Drive, WELLS, BA5 2DQ

welcome to

Serel Drive, WELLS

Perfect First Time Buy / Investment Property offering spacious & modern living spaces ** Newly Fitted Contemporary Kitchen ** Modern Bathroom ** Open Plan Living/Dining Room ** 2 Double Bedrooms ** With Allocated Parking ** Convenient Access to the City Centre & Open Countryside ** NO CHAIN





Front Garden

Lounge

11' 8" x 15' 11" (3.56m x 4.85m)

Kitchen Dining Room

9' 9" max x 11' 8" (2.97m max x 3.56m)

Conservatory

7' 1" x 11' 6" (2.16m x 3.51m)

First Floor Landing

Main Bedroom

9' 1" x 11' 9" (2.77m x 3.58m)

Bedroom Two

9' 1" x 11' 9" (2.77m x 3.58m)

Bathroom

Rear Garden

Allocated Parking

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.focalagent.com

welcome to

Serel Drive, WELLS

- Located in a Sought-After Residential Area ** Cul de Sac Position
- Easy Access into Wells the City Centre ** Adjoining Countryside
- Two Double Bedroom Terrace Home ** Undergone Updating
- Spacious Living Room & Conservatory
- Contemporary Fitted Kitchen ** Integral Appliances
- Modern Family Bathroom
- Rear Private Garden & Allocated Parking
- **NO ONWARD CHAIN**

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£250,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL105572



Property Ref:
WEL105572 - 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.

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