



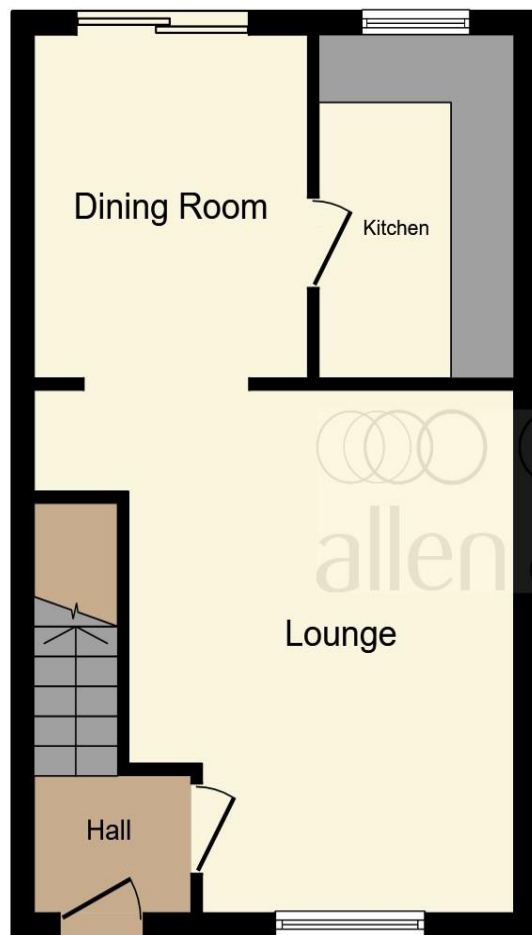
25 Serel Drive, WELLS, BA5 2DQ

welcome to

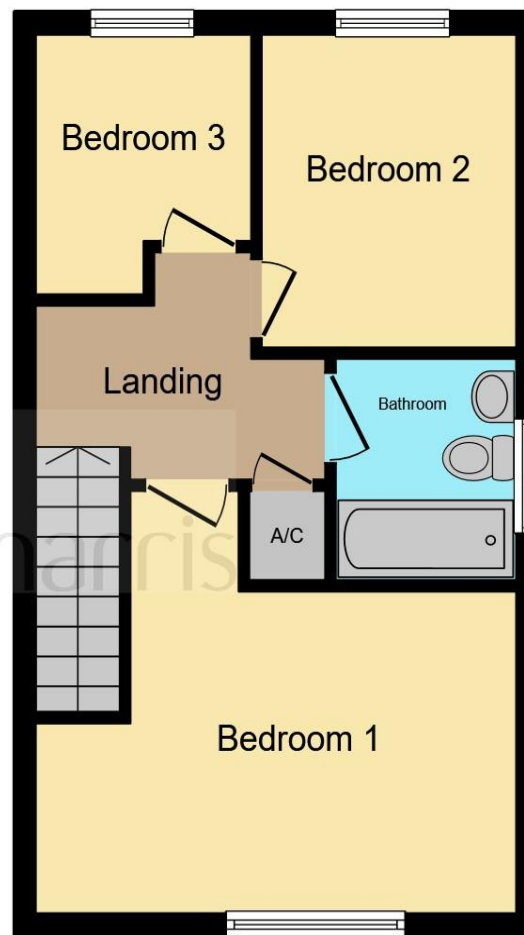
Serel Drive, WELLS

Set in a quiet and established residential area, this attractive three-bedroom semi-detached house offers bright, spacious living with the added benefits of a great rear garden, stunning views & a private driveway, Ideal for families or professionals, the property combines comfort and practicality.





Ground Floor



First Floor

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

Situated on the very Western fringe of Wells along a highly sought after cul de sac adjoining farmland, this attractive home provides convenient access into Wells City Centre and is in the perfect spot to walk out into beautiful open countryside and enjoys far reaching rural views that can be appreciated from inside the property.

Entrance Hall

Lounge

14' max x 14' 10" max (4.27m max x 4.52m max)

Dining Room

8' 7" max x 10' 10" max (2.62m max x 3.30m max)

Kitchen

5' 11" x 10' 1" (1.80m x 3.07m)

First Floor Landing

Main Bedroom

11' 2" max x 14' 10" max (3.40m max x 4.52m max)

Bedroom Two

7' 4" max x 9' max (2.24m max x 2.74m max)

Bedroom Three

7' 3" max x 7' 8" (2.21m max x 2.34m)

Family Bathroom

5' 6" max x 6' 4" max (1.68m max x 1.93m max)

Front Garden

Rear Garden

Driveway Parking

welcome to

Serel Drive, WELLS

- Semi-Detached House in Popular Location *
Convenient Access to City Centre & Open Countryside
- Outstanding Far-Reaching Views
- Light & Spacious Living Accommodation * 2
Receptions
- 3 Good-Sized Bedrooms
- Excellent Sized Rear Garden * Sunny Aspect with Views
- Driveway Parking for 2/3 Cars
- Viewing is Highly Recommended

Tenure: Freehold EPC Rating: C

guide price

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL106041



Property Ref:
WEL106041 - 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