



35 Mount Pleasant Avenue, Wells BA5, 2JG

welcome to

Mount Pleasant Avenue, Wells

An exceptional, fully renovated and extended FOUR bedroom 2 ENSUITE bungalow located on the highly desirable Mount Pleasant Avenue area of Wells on the edge of the City Centre ** With large south facing garden backing onto fields, lovely outlooks & generous driveway parking to the approach.





Entrance Hall

Bedroom Four

7' 5" x 7' 7" (2.26m x 2.31m)

Bedroom Three

10' 11" x 11' (3.33m x 3.35m)

Family Bathroom

Kitchen Breakfast Room

11' 3" max x 18' 5" max (3.43m max x 5.61m max)

Living Through Dining Room

12' min x 19' 9" max (3.66m min x 6.02m max)

Bedroom Two

10' 4" x 18' 1" (3.15m x 5.51m)

Ensuite Shower Room

Main Bedroom

10' 11" x 19' 4" (3.33m x 5.89m)

Dressing Room/Walk-In Wardrobe

En Suite Shower Room

Outside

Driveway Approach

Rear Garden

Agent's Note:

New fuse box and electrics throughout.
All new double-glazed windows and doors.
All new radiators and new combination boiler.

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

Mount Pleasant Avenue, Wells

- Newly Renovated & Extensively Extended Bungalow
- Highly Sought After Residential Area **Excellent Access into City Centre
- Spacious & High Specification Accommodation ** Living Through Dining Room ** Kitchen Breakfast Room
- 4 Bedrooms - 2 Well Appointed En Suites ** Main Bedroom with Dressing Room
- Large South Facing Rear Garden with Outstanding Patio Terrace
- Gravel Driveway Approach Offering Parking for 2/3 Vehicles
- Viewing Highly Recommended

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£550,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL106072



Property Ref:
WEL106072 - 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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