



16 Woodbury Close, Wells, BA5 2XS

welcome to

Woodbury Close, Wells

Semi-detached bungalow situated within a sought-after location on the East side of Wells, full of bright spacious interiors including lounge dining room with open fireplace, 2 double bedrooms, driveway parking and a fully enclosed landscaped sunny rear garden.





Entrance Hall

Kitchen

7' x 9' (2.13m x 2.74m)

Living Dining Room

12' x 15' (3.66m x 4.57m)

Bedroom One

8' 11" x 11' 10" (2.72m x 3.61m)

Bedroom Two

6' x 8' 6" (1.83m x 2.59m)

Shower Room

5' x 6' (1.52m x 1.83m)

Rear Garden

Front Garden

Parking

Services

The property is connected to mains electric, mains water, and mains drainage. Council tax band C. Please note, there is no mains gas supply to the property however a new central heating system has been installed with an Air Source Heat Pump and the addition of Solar Panels which are owned outright by our Vendors.

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

Woodbury Close, Wells

- Immaculately presented Semi-Detached Bungalow
- Sought After Cul De Sac Location ** Eastern Edge of Wells
- Stunning Front Facing Views towards Tor Woods
- Bright & Spacious Living Dining Room with Open Fireplace
- Two Generous Double Bedrooms
- South Facing Landscaped Private Rear Garden ** Solar Panels
- Central Heating System with Air Source Heat Pump
- Driveway Parking For 2/3 Cars

Tenure: Freehold EPC Rating: D

£325,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL106032



Property Ref:
WEL106032 - 0005

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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