



61 Woolcombe Road | Wells | BA5 2GY

FREEHOLD

£175,000

PROPERTY SUMMARY

3  2  1  B 

This delightful semi-detached house in Wells has come to the market. With three well-proportioned bedrooms, including a master suite complete with an en suite bathroom, this property is ideal for families or those seeking extra space. The shared ownership aspect allows for a more accessible entry into the property market, making this home an attractive option for first-time buyers. Situated in a desirable area, this home is close to local amenities, schools, and parks, ensuring that everything you need is within easy reach. With its appealing features and prime location, this semi-detached house on Woolcombe Road is a wonderful opportunity not to be missed.

Entrance Hall

Door to front entrance with storm canopy over. Stairs to first floor. Door to living room. Radiator. UPVC double glazed window to side. Karndean oak effect flooring.

Living Room

13'7 x 12'6 (4.14m x 3.81m)

Radiator. Wall mounted thermostat. Multi media points. UPVC double glazed window to front. Door to inner hall.

Inner Hall

Under stairs storage cupboard. Door to WC. Karndean oak effect flooring. Opening to kitchen diner.

Kitchen/Diner

17'0 x 9'7 (5.18m x 2.92m)

Fitted with a comprehensive range of wall, base and drawer units with contrasting oak effect laminate work surfaces and upstands over. Inset stainless steel sink with drainer and mixer tap over. Space and plumbing for washing machine with additional connection points for dishwasher. Integrated gas hob and electric oven with glass splash back and matching cooker hood over. Cupboard housing gas fired boiler. Spotlights in kitchen area, pendant lighting in dining area. Additional fitted USB power points. Ample space for dining table. Karndean oak effect flooring. Radiator. UPVC double glazed window to rear. UPVC French doors to rear garden.

WC

Low level WC. Pedestal wash basin with splash back tiling. Vinyl flooring. Radiator. Extractor fan.

Landing

Doors to all three bedrooms and family bathroom. Loft hatch.



Semi Detached House

Living Room

Kitchen/Diner

Downstairs WC

Master Bedroom With En Suite

Two Further Bedrooms

Family Bathroom

50% Shared Ownership

Garage

Allocated Parking Space



INTERESTED IN THIS PROPERTY

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A FREE

MARKET APPRAISAL

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Bedroom One

11'6 x 9'9 (3.51m x 2.97m)

Additional fitted USB power points. Multi media points. Radiator. UPVC double glazed window to front. Door to en suite.

En Suite

Fully tiled shower enclosure with mains shower over. Pedestal wash basin with splash back tiling, low level WC. Part tiled walls. Vinyl flooring. Extractor fan. Shaver point. Radiator. UPVC double glazed obscure window to front.

Bedroom Two

10'0 x 9'9 (3.05m x 2.97m)

Radiator. UPVC double glazed window to rear.

Bedroom Three

11'2 x 7'3 (3.40m x 2.21m)

Radiator. Built in storage cupboard with hanging rail. UPVC double glazed window to rear.

Bathroom

White suite comprising panel bath with shower attachment, pedestal wash basin with splash back tiling and WC. Part tiled walls. Vinyl flooring. Extractor fan. Radiator. Vanity shelf.

Front Of Property

Front garden is laid to lawn with mature shrubs border and paved pathway to front door with storm canopy over.

Rear Garden

Patio and entertaining area. Largely laid to lawn with a selection of planted beds and paved pathway leading to the rear gate. Enclosed by timber fencing, outside tap and connection for external lighting installed.

Garage

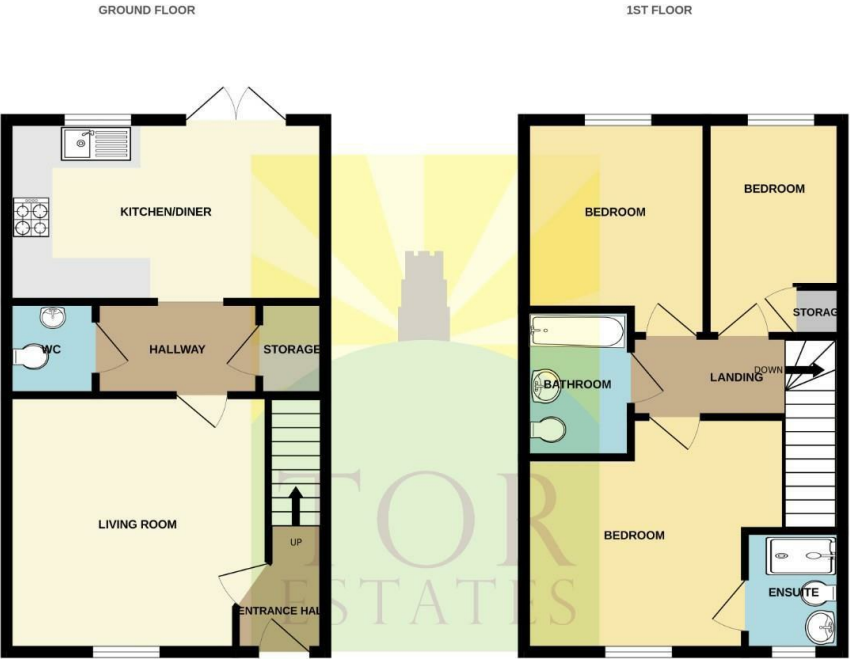
Up and over door. Power and light.

Purchasers Note

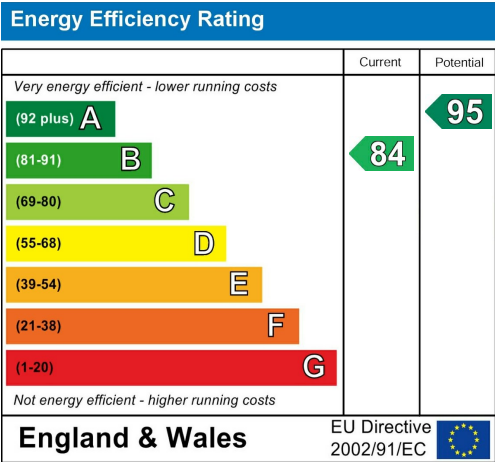
This is a 50% Shared ownership. However, this can be staircased to 100%. Heylo housing association.
£440.95 pcm for rent & buildings insurance.
Annual estate charge £257.33 for the upkeep of the communal areas.

Disclaimer

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