



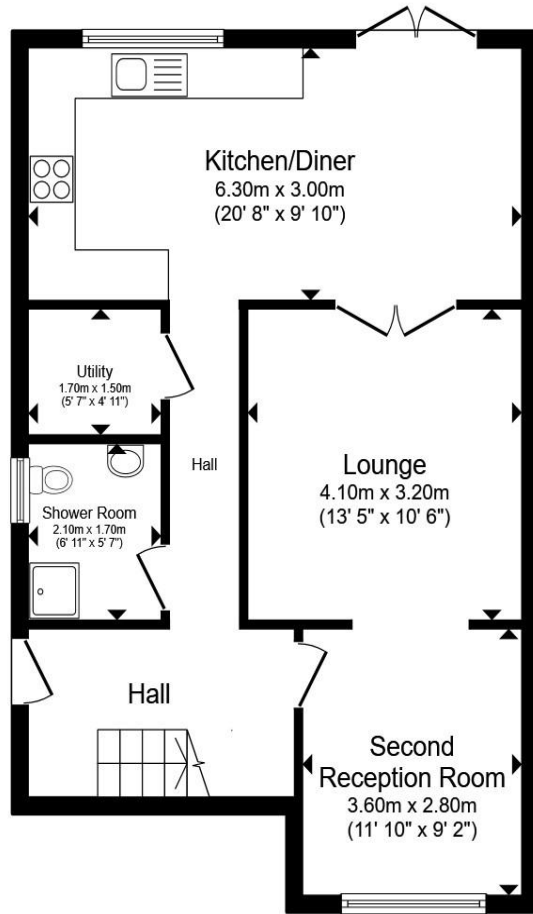
**Kennion Road, Wells BA5 2NP**

**welcome to**

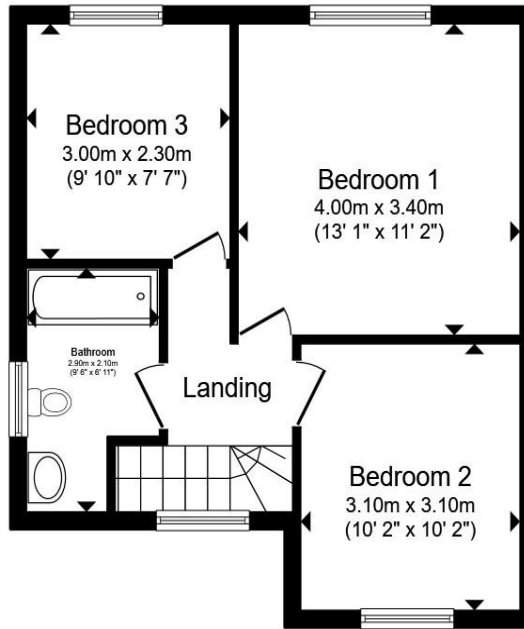
**Kennion Road, Wells**

Offered with NO ONWARD CHAIN, this extended 1930's three-bedroom family home on Kennion Road in Wells, offers spacious and versatile accommodation including a modern kitchen/diner, study, and enclosed south facing garden. Ideally located close to schools with on-street parking.

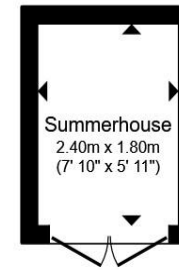




**Ground Floor**



**First Floor**



**Outbuilding**

**Entrance Hallway**

**Kitchen/Diner**

20' 8" x 5' 10" ( 6.30m x 1.78m )

**Lounge**

13' 5" x 10' 6" ( 4.09m x 3.20m )

**Second Reception Room/Study**

11' 10" x 9' 2" ( 3.61m x 2.79m )

**Downstairs Shower Room**

6' 11" x 5' 7" ( 2.11m x 1.70m )

**Utility Room**

5' 7" x 4' 11" ( 1.70m x 1.50m )

**Landing**

**Bedroom One**

13' 1" x 11' 2" ( 3.99m x 3.40m )

**Bedroom Two**

10' 2" x 10' 2" ( 3.10m x 3.10m )

**Bedroom Three**

9' 10" x 7' 7" ( 3.00m x 2.31m )

**Bathroom**

9' 6" x 6' 11" ( 2.90m x 2.11m )

**Garden**

**Parking**

Total floor area 103.5 m<sup>2</sup> (1,114 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



welcome to

## Kennion Road, Wells

- Offered with NO ONWARD CHAIN!
- Family Home \*\*Extended Kitchen/Diner\*\*
- Three Well-Proportioned Bedrooms
- Downstairs WC \*\*Shower Room\*\* & Family Bathroom
- Popular Residential Location \*\*Close To Schools\*\*

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £375,000



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/WEL106427](https://allenandharris.co.uk/Property/WEL106427)



Property Ref:  
WEL106427 - 0009

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allen & harris



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