



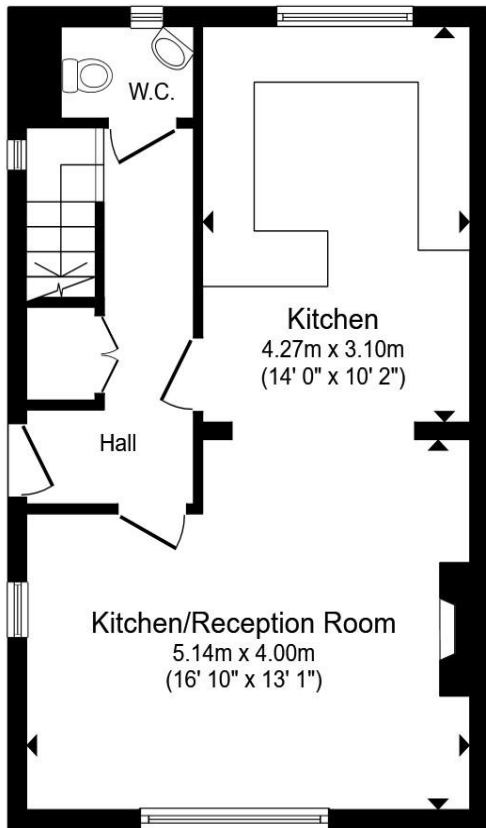
Balch Road, Wells BA5 2BY

welcome to

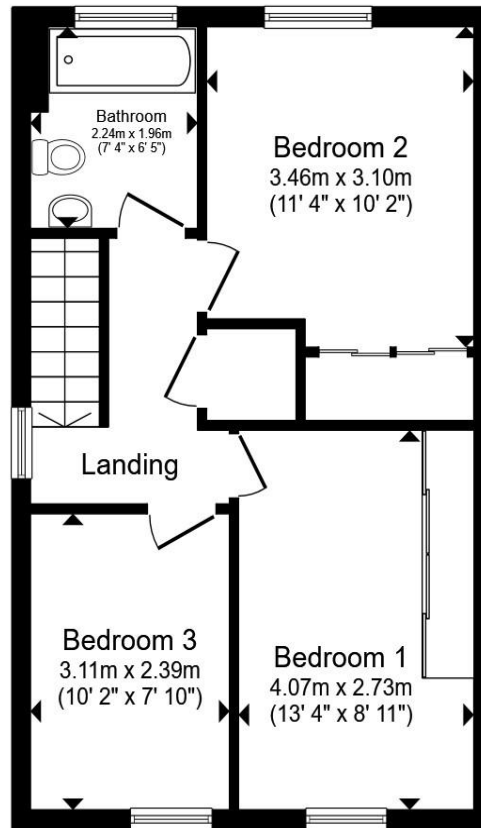
Balch Road, Wells

Well-presented family home on a corner plot with three bedrooms and open-plan kitchen/living space. Includes outbuilding with shower room, wrap-around garden, parking for 2 cars and EV charging point.

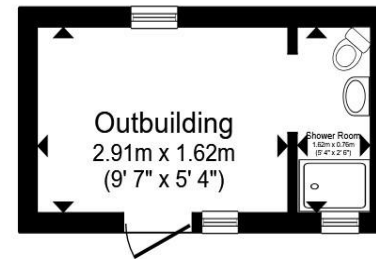




Ground Floor



First Floor



Outbuilding

Hall

Kitchen

14' x 10' 2" (4.27m x 3.10m)

Reception Room

16' 10" x 13' 1" (5.13m x 3.99m)

W.C

Landing

Bedroom One

13' 4" x 8' 11" (4.06m x 2.72m)

Bedroom Two

11' 4" x 10' 2" (3.45m x 3.10m)

Bedroom Three

10' 2" x 7' 10" (3.10m x 2.39m)

Bathroom

7' 4" x 6' 5" (2.24m x 1.96m)

Outbuilding

9' 7" x 5' 4" (2.92m x 1.63m)

Garden & Parking

Total floor area 94.6 m² (1,019 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

welcome to

Balch Road, Wells

- Very Well Presented Home On A Corner Plot With Outbuilding
- EV Charging Point With Driveway Parking For Two Cars
- Recently Re-Rendered On The Outside
- Open Plan Kitchen/Lounge/Dining Space

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£340,000



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/WEL106396](https://www.allenandharris.co.uk/Property/WEL106396)



Property Ref:
WEL106396 - 0004

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