



**22 Mullins Close, Wells, BA5 2EX**

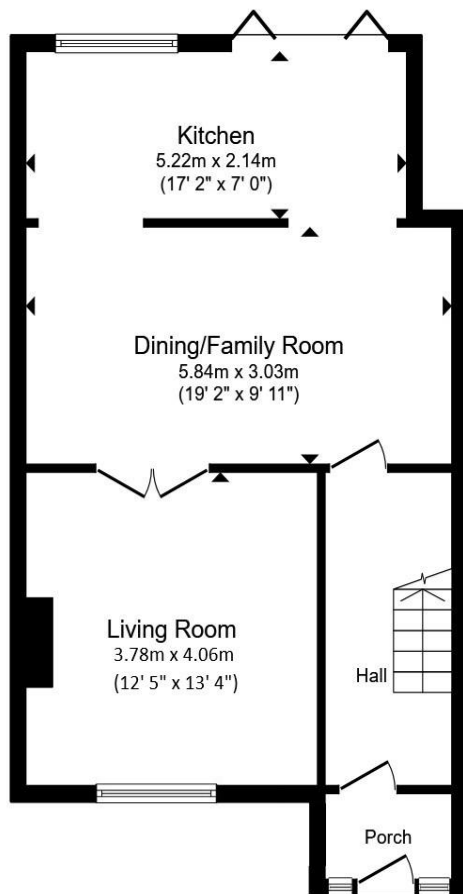


**welcome to**

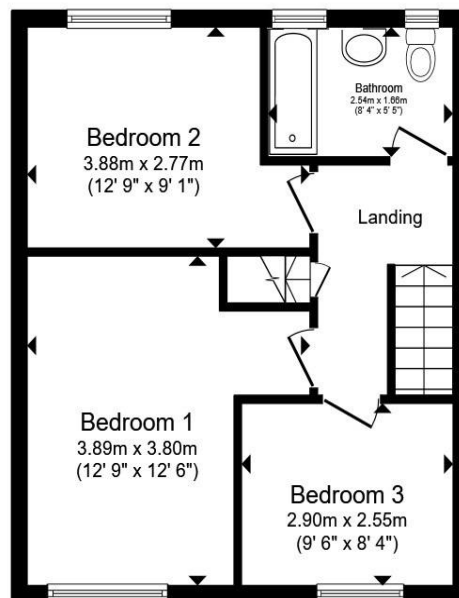
## **Mullins Close, Wells**

Extended and refurbished semi-detached home in a quiet Wells cul-de-sac, offering spacious family accommodation including exceptional open-plan reception spaces, newly fitted kitchen, three bedrooms, contemporary family bathroom, loft room plus rear garden, and garage.

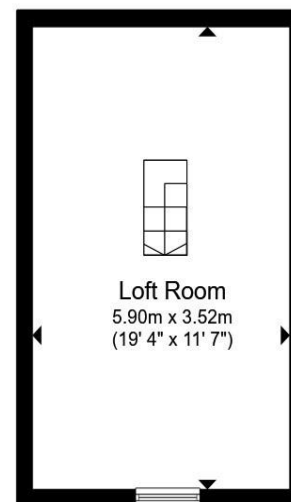




**Ground Floor**



**First Floor**



**Loft Floor**

Total floor area 117.9 m<sup>2</sup> (1,269 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)



**Entrance Porch**

**Entrance Hall**

**Dining / Family Room**

9' 11" x 19' 2" ( 3.02m x 5.84m )

**Kitchen Area**

7' x 17' 2" ( 2.13m x 5.23m )

**Lounge**

12' 5" x 13' 4" ( 3.78m x 4.06m )

**First Floor Landing**

**Main Bedroom**

12' 9" x 12' 6" ( 3.89m x 3.81m )

**Bedroom Two**

9' 1" x 12' 9" ( 2.77m x 3.89m )

**Bedroom Three**

9' 6" x 8' 4" ( 2.90m x 2.54m )

**Loft Room**

11' 7" restricted head height x 19' 4" ( 3.53m restricted head height x 5.89m )

**Bathroom**

**Outside**

**Front Garden**

**Rear Garden**

**Garage**

welcome to

## Mullins Close, Wells

- Extended Semi-Detached House - Tucked Away Cul-De-Sac Position
- Recently Updated with New Kitchen, Bathroom, & Radiators Plus Doors
- Spacious & Versatile Reception Areas - Lounge, Dining Room & Family Room
- Three Well-Proportioned Bedrooms & Stylish Family Bathroom
- Loft Space - Providing Potential for Additional Bedroom (Subject to Building Regs)
- Enclosed Sunny Aspect Rear Garden
- Garage in Nearby Block

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WEL106264 - 0005

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allen & harris



**01749 676067**



[Wells@allenandharris.co.uk](mailto:Wells@allenandharris.co.uk)



15 Sadler Street, WELLS, Somerset, BA5 2RR



[allenandharris.co.uk](https://allenandharris.co.uk)