



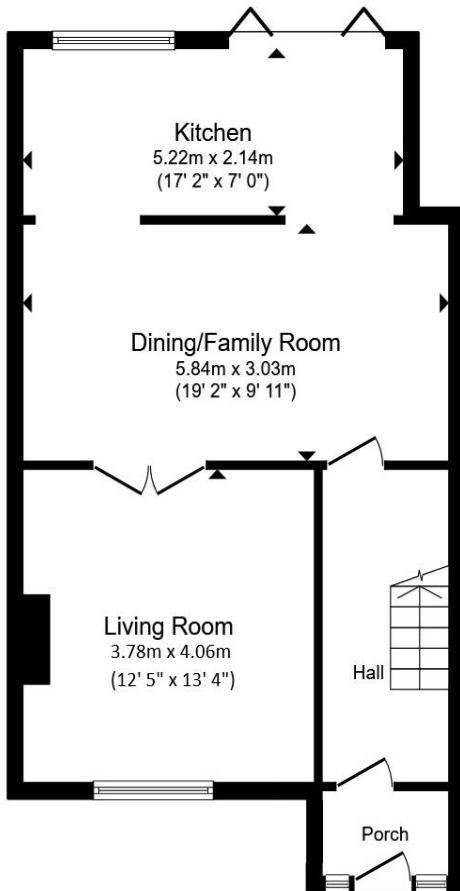
22 Mullins Close, Wells, BA5 2EX

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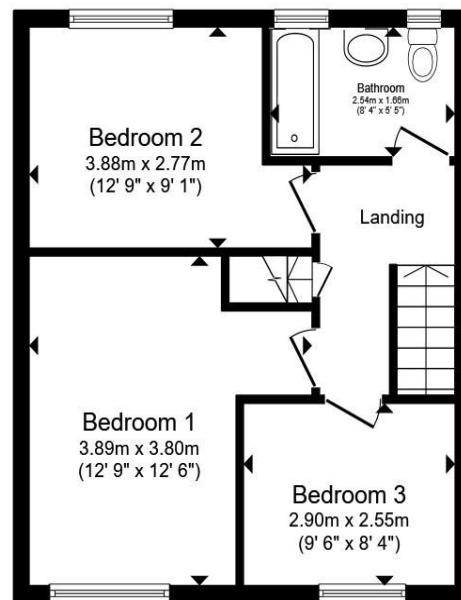
Mullins Close, Wells

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.

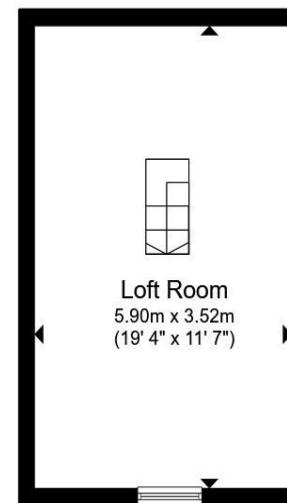




Ground Floor



First Floor



Loft Floor

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

Total floor area 117.9 m² (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

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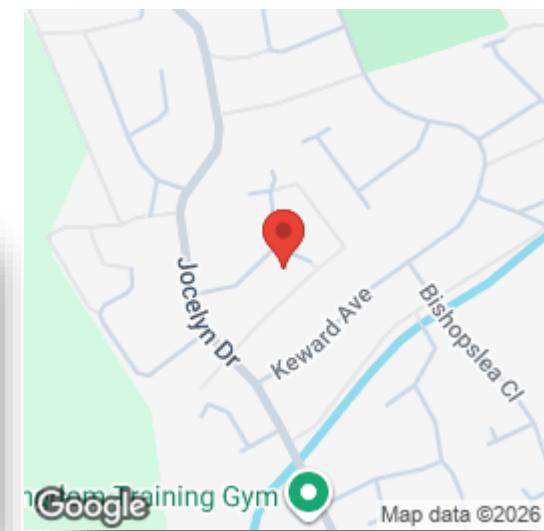
Mullins Close, Wells

- 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



view this property online allenandharris.co.uk/Property/WEL106264

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.



Property Ref:
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