

£335,000

At a glance...



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holland  
&odam

5 Goodymoor Avenue  
Wells  
Somerset  
BA5 2JH

TO VIEW

55, High Street, Wells,  
Somerset BA5 2AE

01749 671020

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## Directions

From Wells High Street follow signs for Wookey Hole into Wookey Hole Road. Follow this road and take the fifth turning on the left into Goodymoor Avenue. The property can be found on the left hand side.

## Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold



## Location

Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 miles to the north and north-east respectively with mainline train stations to London at Castle Cary (c.11 miles) as well as Bristol and Bath. Bristol International Airport is c.15 miles to the north-west. Of particular note is the variety of well-regarded schools in both the state and private sectors in Wells and the surrounding area.

## Insight

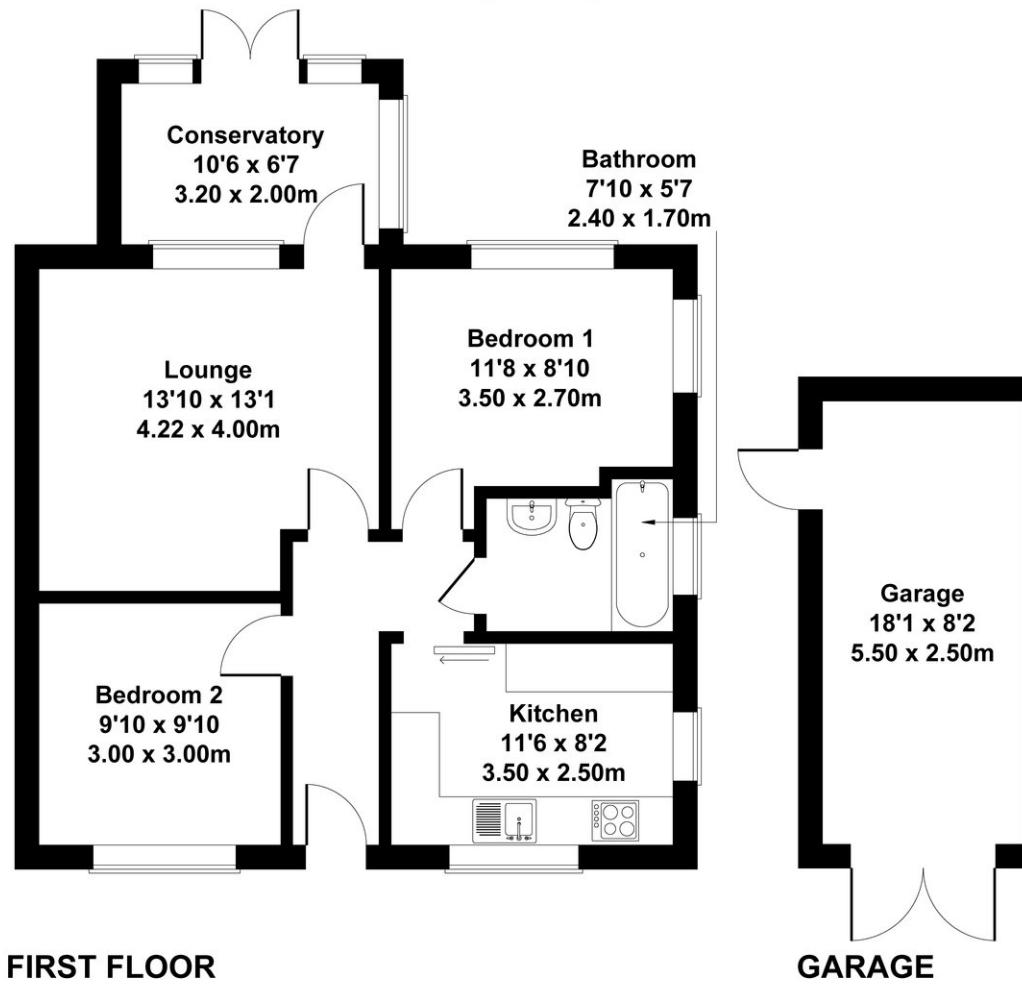
An immaculately presented two double bedroom bungalow with garage and driveway parking. Set in a quiet residential area of Wells, it is ready to move straight into.

- Stylish modern kitchen with integrated fridge / freezer, dishwasher, Neff ceramic hob and double oven. Ample wall and base units to maximise storage.
- Bedroom one is a large double with plenty of room for bedside tables and additional wardrobes and chests of drawers. Double aspect bringing in plenty of natural light
- Bedroom two is another good size double bedroom
- Spacious sitting room with access to the conservatory. Presently there is an electric fire but the chimney could be opened up
- Well presented bathroom comprising bath with shower over, toilet and wash handbasin
- The rear garden is enclosed and is divided into an area of raised decking, patio and further garden where there are some fruit trees and a magnolia
- Local community bus service which passes the front door several times a day. This goes into Wells and some nearby villages



# 5 Goodymoor Avenue, Wells, BA5 2JH

Approximate Gross Internal Area  
829 sq ft - 77 sq m



## DISCLAIMER

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