



£325,000

At a glance...



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**holland
& odam**

32 Mount Pleasant Avenue
Wells
Somerset
BA5 2JQ

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells High Street follow signs for Wookey Hole into Wookey Hole Road. Take the second turning left into Blake Road and then right into Welsford Avenue. Take the first left into Mount Pleasant Avenue and the property can be found on the right hand side with a for sale board displayed.

Services

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

Local Authority

Somerset Council
0300 1232224
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

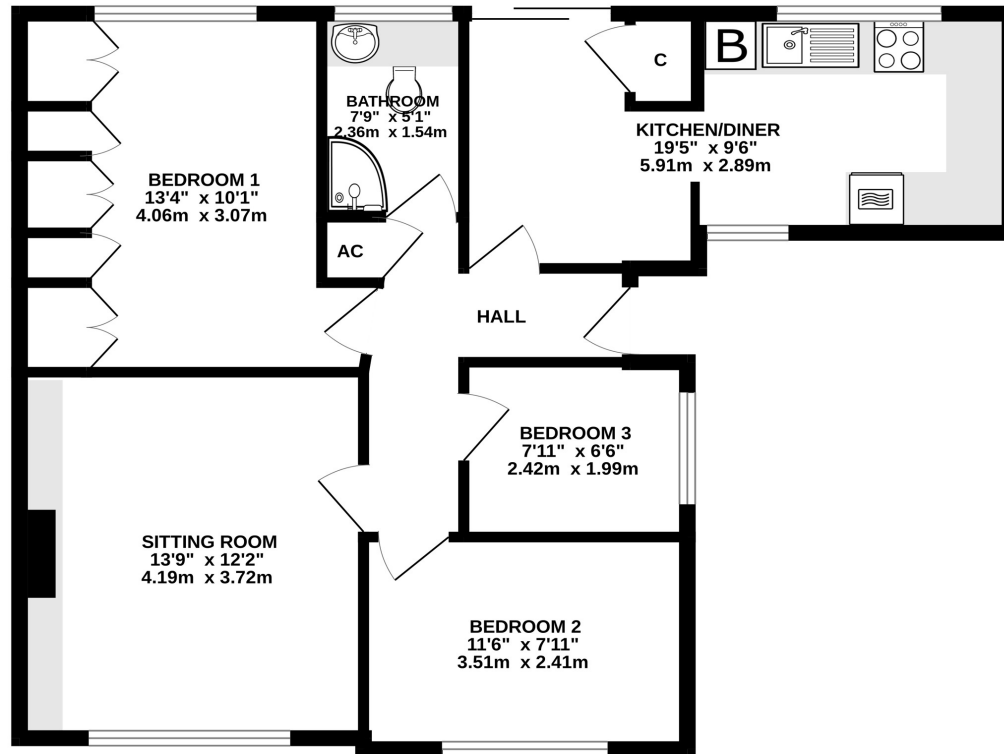
A refurbished and extended semi-detached bungalow offered for sale with no onward chain. The property has a particularly good sized kitchen diner and a large sitting room with a feature fireplace. To the rear is a mature garden with summerhouse and to the rear of the garage is a useful utility area.

- Entrance hall with airing cupboard
- Sitting room with large south facing window and feature fireplace
- Dining area opening into a fitted kitchen with tongue and groove ceiling and including double oven and ceramic hob
- Three bedrooms with the principal bedroom having extensive fitted storage with hanging rails, shelving and drawers
- Shower room with built-in storage (originally a bathroom)
- Single garage with brand new roof and doors, power and light and with a useful utility room to the rear with sink and plumbing for washing machine
- Recently installed Vaillant gas fired boiler
- Further off road parking on the driveway to the front of the garage
- Level garden to the front and rear with lawns and mature shrubs
- The rear garden extends to 40' x 38' (12.2m x 11.6m) with a useful summerhouse and decking
- Potential to extend into the roof space (subject to permission)



GROUND FLOOR
727 sq.ft. (67.6 sq.m.) approx.

GARAGE
181 sq.ft. (16.8 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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