

Guide Price
£240,000

At a glance...



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**holland
&odam**

Goodymoor Bungalow
Goodymoor Avenue
Wells
Somerset
BA5 2JH

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. Follow this road and take the fifth turning on the left into Goodymoor Avenue. 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 via a combination boiler supplying underfloor heating.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

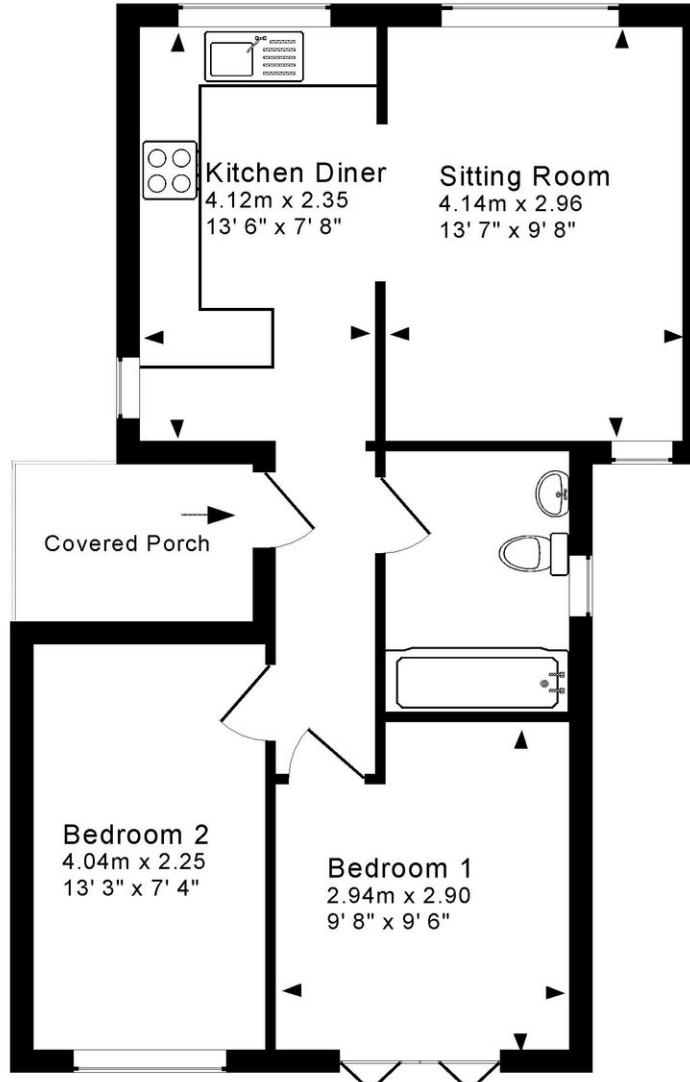
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 detached bungalow offering off road parking and a level, easily maintained garden and courtyard. Originally a shop the property has been subsequently converted into a residential property and is a blank canvas with neutral decoration throughout. For sale with no chain and great value for money.

- Covered porch leading to entrance lobby
- Double aspect sitting room with feature electric fire
- Double aspect kitchen with tiled floor and a range of fitted units including a gas hob, electric oven and a breakfast bar. Spaces for fridge and freezer and plumbing for washing machine.
- Two bedrooms (one with french doors out onto the rear courtyard)
- Bathroom with both overhead and handheld showers over the bath
- Gas fired boiler supplying underfloor heating and hot water
- Lawned garden to the front and a low maintenance, courtyard garden to the rear with pedestrian gate and water tap
- Driveway parking to the front
- Offered for sale with no onward chain.
- A great opportunity for a first time buyer, a down-sizer or an investment buyer.





DISCLAIMER

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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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