



GUIDE PRICE
£300,000

At a glance...



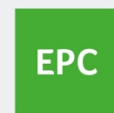
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**holland
& odam**

38 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 just before St Cuthberts Avenue.

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.

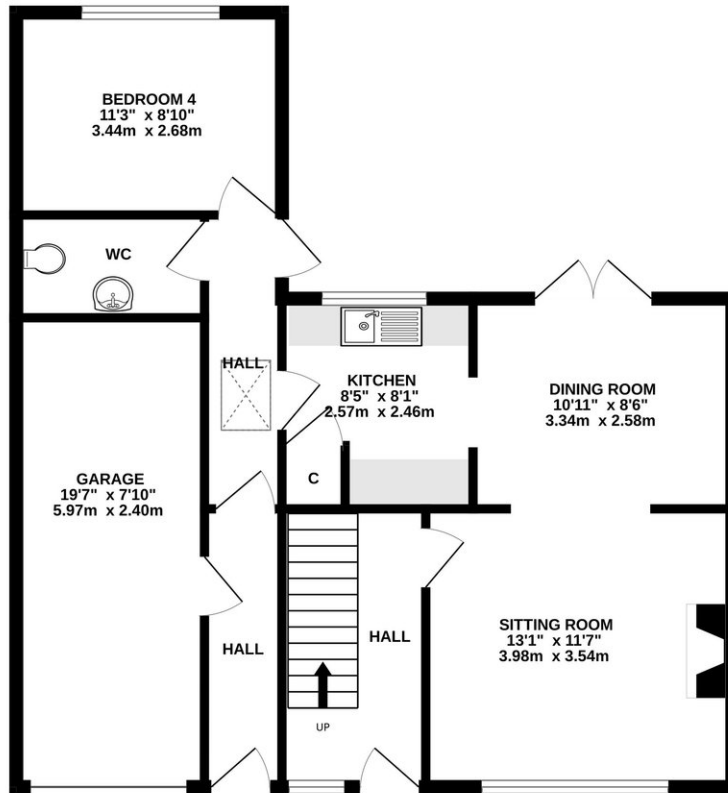
Insight

In the same ownership since the 1970's this semi-detached house will benefit from some updating. Extended to the rear giving a 4th bedroom (or study) and a ground floor cloakroom. Good sized garden to the rear with considerable scope to extend further (stpp).

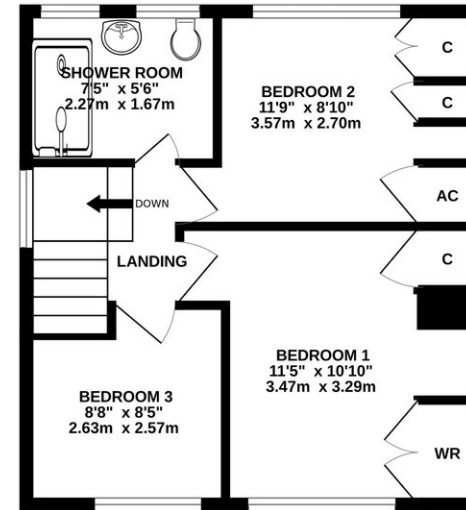
- Entrance hall with stairs to the first floor
- Through reception room with gas fire and double aspect
- Kitchen with plumbing for washing machine
- Ground floor cloakroom and 4th bedroom (or study) in rear extension
- 3 bedrooms to the first floor
- Bathroom adapted to a wet room
- Garage and parking to the front
- Garden to the front and rear. 50' (15m) long rear garden
- Great opportunity to modernise and extend (stpp)



GROUND FLOOR
756 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 1150 sq.ft. (106.8 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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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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