



 3  2  1 EPC D

£475,000 Freehold

1 Goodymoor Avenue
Wells
BA5 2JH

**COOPER
AND
TANNER**



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DESCRIPTION

A spacious three bedroom detached bungalow situated on a corner plot with beautiful gardens, ample parking, garage and offered with no onward chain. The property has been maintained to a good standard throughout and is located a short walk to the city centre.

Upon entering the property is an entrance hall with a w/c and utility room along with access into the attached single garage and a door opening out to the garden. The inner hallway of the bungalow provides access to all bedrooms and living accommodation. The kitchen has a lovely view to the front of the property and comprises a range of fitted units with a gas hob, electric oven, space for a dishwasher along with being able to accommodate a table for four to six people comfortably. French doors open from the dining area into the conservatory, a triple aspect reception room with heating, making it usable all year round, whilst also having a lovely aspect overlooking the gardens. The sitting room features a dual aspect with a view to the front and an electric fire as the focal point with a wooden surround and mantelpiece.

From the inner hall are the three bedrooms and shower room. Two of the bedrooms are spacious doubles, both having garden views and wardrobes. The third bedroom is a good sized single which could also be used as a home office if desired. The shower room comprises a corner shower, toilet, wash hand basin, storage and heated towel rail.

OUTSIDE

Approaching the property is a driveway for three cars leading to a garage which has light and power. The gardens wrap

around the property with an area of lawn enclosed by established hedging and shrubs, flower beds, climbing plants, a pond and a south facing patio area, perfect for outside seating and entertaining. A covered area provides storage for outside furniture.

LOCATION

The picturesque City of Wells, with the Cathedral and Bishop's palace at its heart, is located in the Mendip district of Somerset. Wells itself offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both state and independent schools.

For those travelling by train, Castle Cary station is twelve miles away and has direct services to London Paddington and the south-west. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

DIRECTIONS

From central Wells take the Wookey Hole Road. Continue for approx. 500 metres and turn left into Goodymoor Avenue. The property can be found immediately on the left.

REF:WELJAT27092022

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, gas & electricity

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

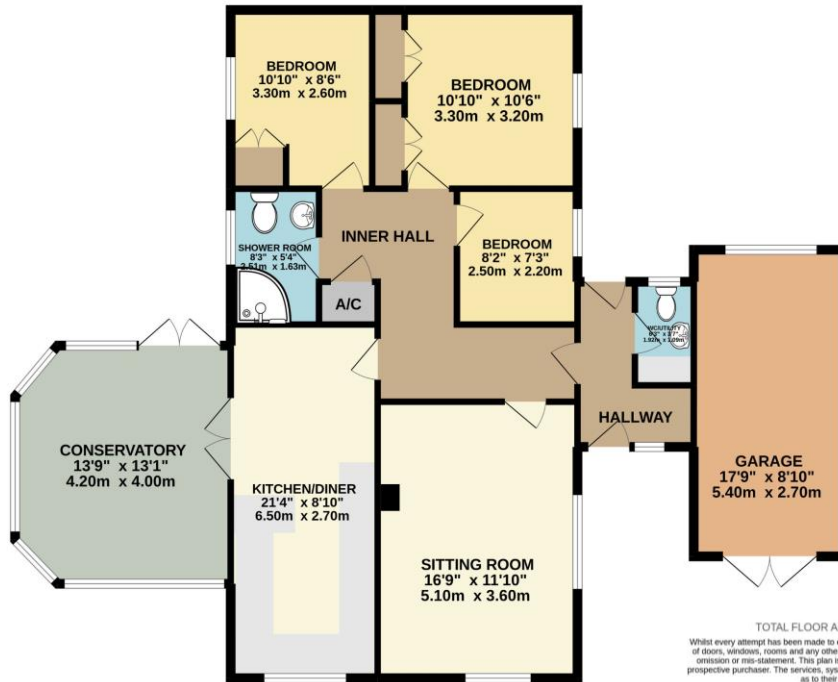
- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells

GROUND FLOOR
1274 sq.ft. (118.3 sq.m.) approx.



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