

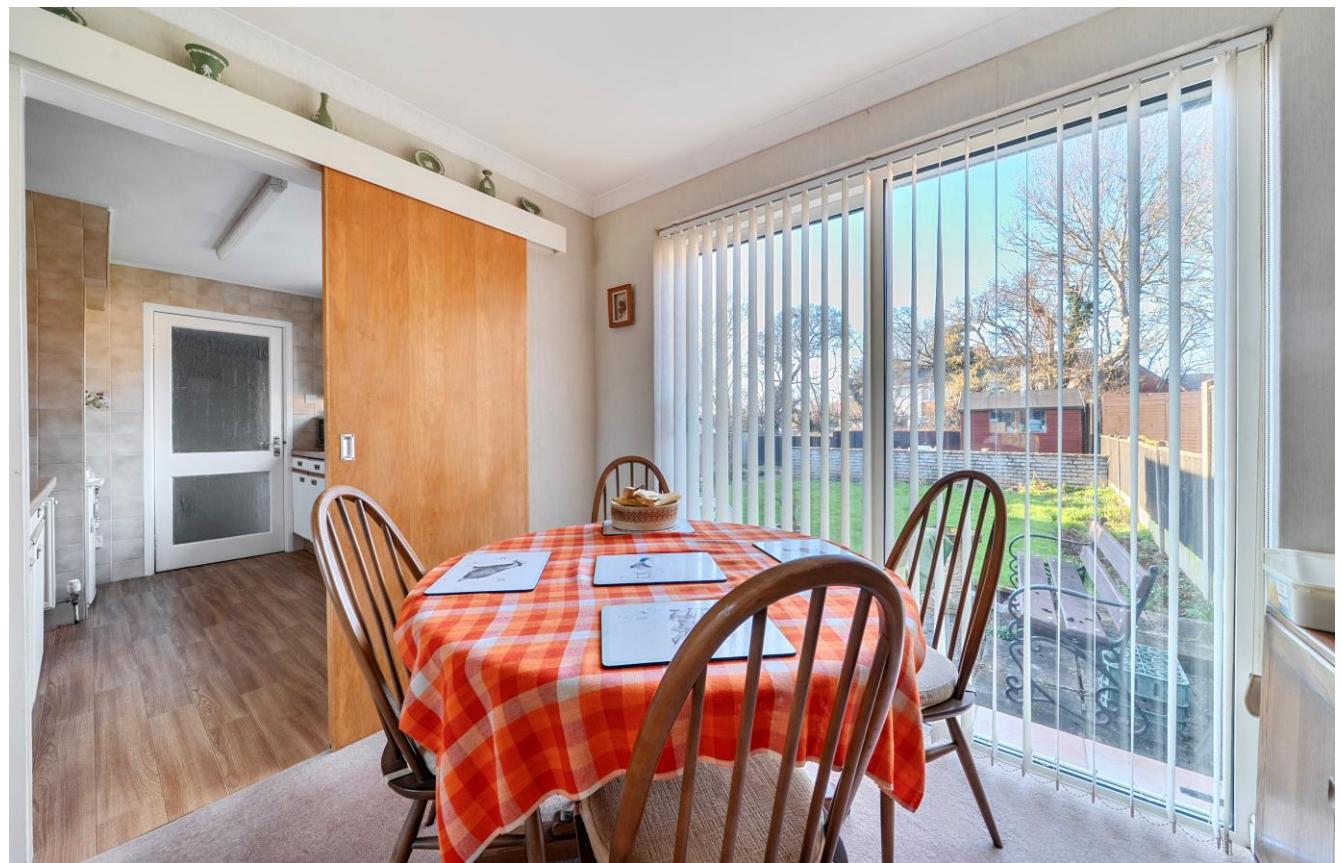


3 1-2 1 EPC D

£329,950 Freehold

34 Goodymoor Avenue  
Wells  
BA5 2JH

COOPER  
AND  
TANNER



# 34 Goodymoor Avenue Wells BA5 2JH

 3  2  1 EPC D

£329,950 Freehold

## DESCRIPTION

A spacious three bedroom semi-detached house with South-West facing gardens, parking, garage and offered to the first time to the market since new in 1961. The property is located a short walk to the city centre and offer scope for someone to enhance and improve.

Upon entering the property is an entrance hall with storage. The sitting/dining room benefits from a dual aspect view over gardens with a gas fire as the focal point. The kitchen comprises a range of fitted units, electric oven and hob, space for a fridge and views out to the garden. A side passage provides access to a utility room with storage and plumbing for white goods along with a w/c and door opening out to the garden.

To the first floor are two spacious double bedrooms, one having views over the garden and the other has fitted wardrobes, dressing table and view to the front. The third bedroom is a good sized single or could be used as a home office. The shower room comprises a corner shower, toilet, wash hand basin and heated towel rail.

## OUTSIDE

Approaching the property is a driveway which leads to a garage with electric roller door, light and power. The gardens have been designed to be low maintenance with it mainly laid to lawn, a vegetable patch, two sheds for storage.

## LOCATION

The picturesque City of Wells, with the Cathedral and Bishop's Palace at its heart, is nestled beneath the Mendip Hills in 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 a little further along on the right hand side.

REF:WELJAT10022026

## Local Information Wells

**Local Council:** Somerset 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 (Primary and Secondary)

## Goodymoor Avenue, Wells, BA5

Approximate Area = 865 sq ft / 80.3 sq m (excludes passage)

Garage = 138 sq ft / 12.8 sq m

Total = 1003 sq ft / 93.1 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner. REF: 1408911



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