



52 Goodymoor Avenue, Wells, BA5 2JJ

£379,950 Freehold

COOPER
AND
TANNER



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Description

Set within a large south west facing plot in a quiet cul de sac location, is this well maintained and extended three bedroom family home with the addition of a one bedroom detached annexe, perfect for a dependant relative, home based business or rental income.

Upon entering the main house is a bright and spacious hallway with under stairs cupboard providing useful storage. Glazed door lead through to the sitting room and utility room. The sitting room is a good size with large window to overlooking the front garden and inset gas fire with attractive stone surround, French doors leads through to the kitchen dining room. The kitchen dining room is a spacious room that spans the width of the house and has ample cupboards and storage, a recently fitted electric oven and hob and integrated dishwasher. The dining area, to one side, can comfortably take a table seating ten to twelve guests. Sliding patio doors lead from the dining area into the garden room, a spacious room with windows on three sides and doors leading out to the patio.

Stairs rise to the first floor where there is a family shower room with large walk in shower, WC and wash basin. There are two double bedrooms, one with built-in wardrobes and overlooking the rear

garden, the other with fitted wardrobes and views to the front. A generous single bedroom overlooking the front garden completes the first floor.

The property has been well maintained throughout with additional features such as solar panels providing free electricity and generating an income (last year approx £600), a water softener, security cameras and an alarm system. The boiler is three years old and has two years remaining on its guarantee. The garden room at the rear of the property also had a new solid roof fitted last year.

The Annexe - To the side of the house is this splendid one bedroom annexe. Upon entering is a spacious sitting room with window to the front and French windows leading out to a conservatory. Leading off the sitting room is the bedroom, again with window to the front. The shower room is a good size with large walk in shower, wash hand basin, WC and bidet. The 'lean to' conservatory is a good size and has sliding doors to the garden and is the perfect spot to enjoy the sunshine. Although the annexe does not currently feature kitchen facilities, there is plenty of space in the large living room to accommodate a separate kitchen area or the garage could be utilised as extra living accommodation, subject to the necessary consents. The annexe benefits from a separate combi boiler.









Annexe

To the front of the property is a drive with parking for at least four vehicles and leads to the single garage, part of the annexe, with 'up and over' door with light and ample power sockets and space for additional white goods. The front garden is well tended with topiary bushes and an array of mature shrubs and flowering plants, giving a lovely display of colour.

The large rear garden is south west facing and is again lovingly tended, a good size patio area leads off the garden room with plenty of space for outdoor furniture and entertaining. The garden is predominantly laid to lawn with an attractive dovecote as a central feature, Fully enclosed by hedging there is a pedestrian gate to the side giving direct access to a footpath leading in one direction to the nearby leisure centre and in the other, along the former railway line, to Haybridge. Topiary bushes and mature planting feature throughout the garden and a large flower bed, brimming with mature plants and flowers, provides a natural divide between the patio and lawn. Discreetly placed within the garden are three wooden sheds, two greenhouses and a summer house.

The picturesque City of Wells 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 primary and secondary state schools.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. 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 is strictly by appointment with Cooper and Tanner. Tel: 01749 676524

Directions: From central Wells take the Wookey Hole Road signposted to Wookey Hole. Continue along Wookey Hole Road for approximately 500 metres and turn left into Goodymoor Avenue. Continue for approx 200m to the bottom of Goodymoor Avenue where it becomes a cul de sac. The property can be found on the bottom right of the cul de sac. REF:WELJAT220618



Annexe



Annexe



Annexe

Local Information Wells

Local Council: Mendip

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



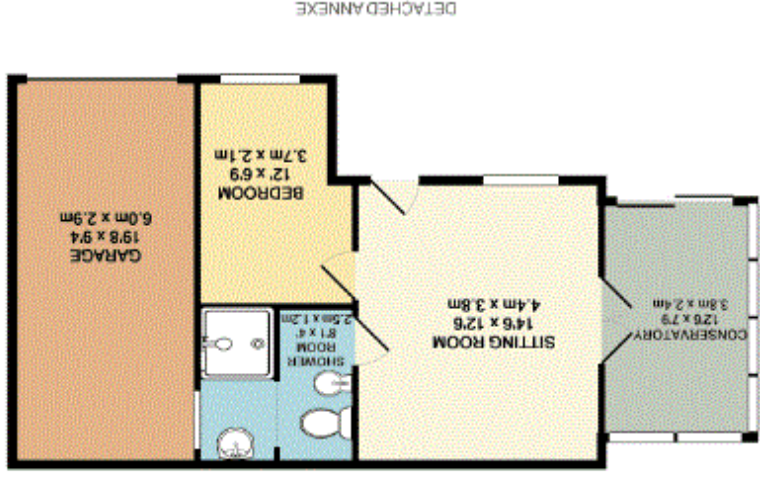
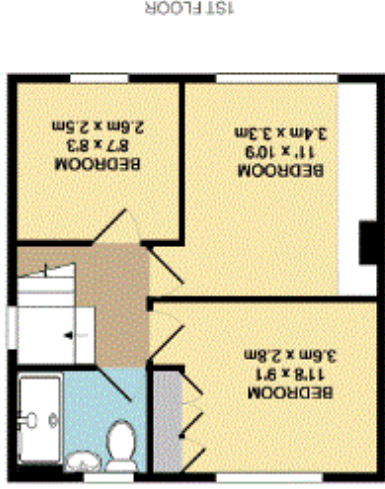
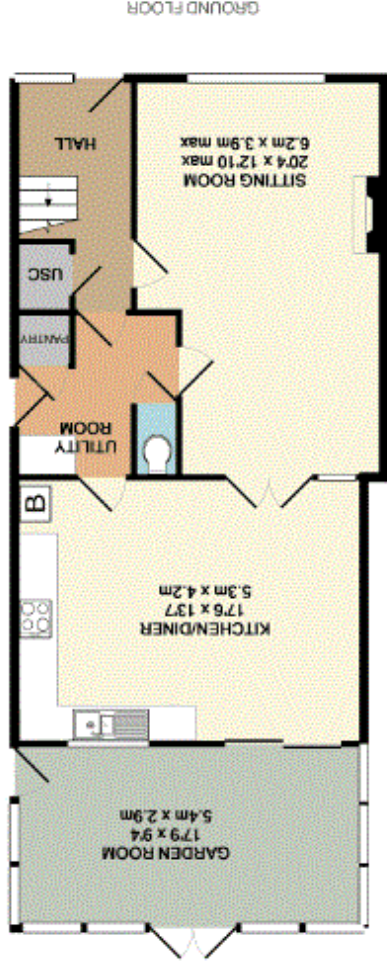
Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Wells



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, alcoves 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 measures, systems and appliances shown have not been linked and no guarantee as to their operability or efficiency can be given.

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WELLS OFFICE
 telephone 01749 676524
 19 Broad Street, Wells, Somerset BA5 2DJ
wells@cooperandtanner.co.uk

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