22 Hooper Avenue

Wells, BA5 3NA

COOPER AND TANNER







£295,000 Freehold

3 2 1 EPC D

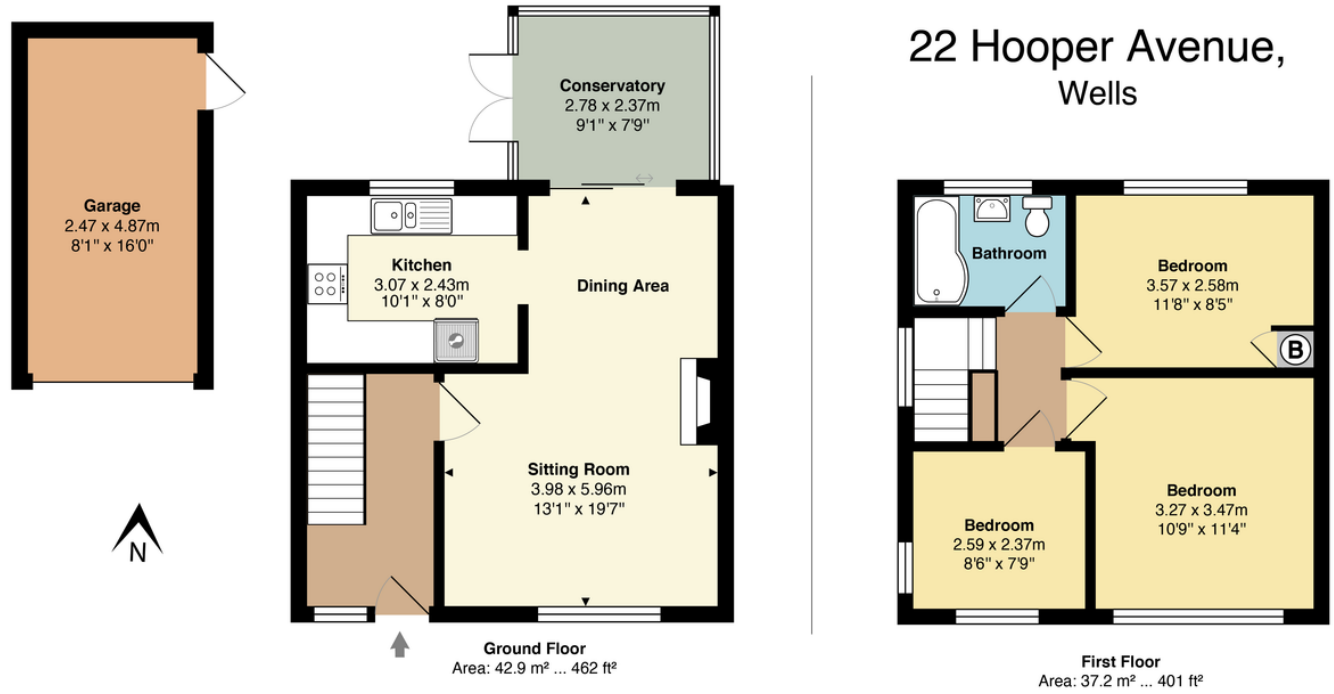
Description

A splendid three bedroom semi-detached family home set within a quiet and popular residential area with large garden, garage and parking.

The property briefly comprises a kitchen with an array of fitted units, electric oven and hob, space for a fridge/freezer and washing machine along with a lovely view to the garden. Adjoining the kitchen is the open plan sitting/dining room with ample space for seating and a gas fire as the focal point. Sliding doors from the dining area provide access to the conservatory which is a lovely additional sitting area with a dual aspect view over the gardens. To the first floor are two spacious double bedrooms, one looking out towards Tor Woods and the other over the gardens. The third bedroom is a dual aspect single bedroom which could also make a great home office if desired. The bathroom comprises a bath with shower above, toilet and wash hand basin.

The garden has been designed to be low maintenance with a large area of lawn, several paved areas for outside furniture and an ornamental pond. The garden is surrounded by wooden fencing and features a variety of shrubs and borders along with a wooden shed and side access to both the garage and the driveway. The driveway provides parking for three cars alongside the house, this area also offers potential to extend and enhance if desired.

22 Hooper Avenue, Wells



Approximate gross internal floor area of main building - 80.1 m² / 863 ft²

Whilst every attempt has been made to ensure the accuracy of this floor plan, 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. All room measurements are maximum dimensions unless otherwise stated.





Features

- Well-presented throughout
- Popular residential area
- Three bedrooms
- Well-appointed kitchen
- Open plan sitting/dining room
- Conservatory
- Family bathroom
- Gardens to the front and rear
- Garage and off road parking
- Potential to extend (STPP)

Local Information

- Council Tax Band C
- Tenure Freehold
- EPC Rating D

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

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