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 EPC D

£250,000 Freehold

19 Goodymoor Avenue
 Wells
 BA5 2JH

**COOPER
AND
TANNER**



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Description

A splendid two bedroom semi-detached bungalow with garage, parking, low maintenance garden and no onward chain. The property has been within the same ownership for 59 years, since it was new, and more recently has been upgraded with a bespoke John Frankin kitchen.

Upon entering the bungalow is an entrance hall which leads to the kitchen. The kitchen comprises a range of wall and base units, integrated fridge, eye level electric double oven, space for a washing machine and a view to the rear courtyard garden. The sitting room can be found at the front of the property with an open fireplace as the focal point. Currently in situ is an electric fire but a gas point is next to the chimney if a gas fire is preferred. Currently one of the bedrooms is being used as the dining room with a view to the front of the property. The larger of the two bedrooms is situated at the rear, it benefits from three sets of double wardrobes and a view to the garden. The bathroom comprises a bath with shower attachment, toilet and wash hand basin.

Outside

A driveway provides access and can accommodate 1 to 2 cars it leads to a single garage with electric 'up and over' door operated by a key fob. The gardens have been designed with low maintenance in mind, predominantly gravel to the front and side and paving at the rear, perfect for outside furniture.

Location

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 the Wells office turn left and carry on along Priory Road. At the roundabout take the 3rd exit. At the next traffic lights go straight across at the next traffic light turn right onto Portway. Carry on through the Pelican crossing and at the next traffic lights turn left into Wookey Hole Road. Continue along Wookey Hole Road for approximately 500 metres and turn left into Goodymoor Avenue. The property can be found a little further along on the left.

REF:WELJAT290120

Local Information Wells

Local Council: Mendip District Council

Council Tax Band: C

Heating: Gas central heating

Services: Mains drainage, gas and electricity

Tenure: Freehold



Motorway Links

- M4
- M5



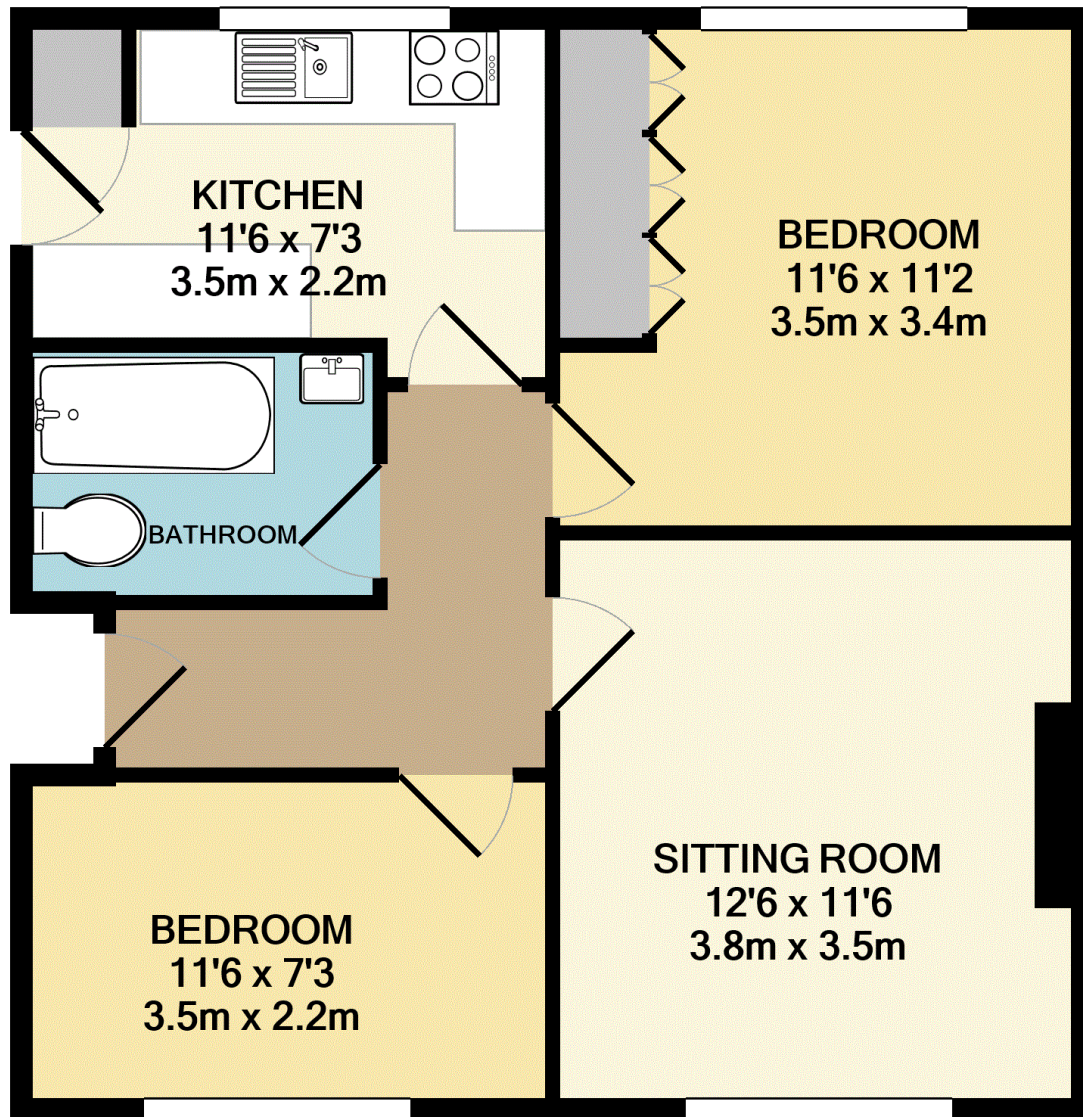
Train Links

- 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, 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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AND
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