

£465,000

At a glance...

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holland & odam

29 Hooper Avenue
Wells
Somerset
BA5 3NA

TO VIEW
55, High Street, Wells,
Somerset BA5 2AE
01749 671020
wells@hollandandodam.co.uk



Directions

From Wells city centre follow signs for the B3139 The Horringtons into St Thomas Street. Continue into Bath Road and take the third turning right into Hooper Avenue. The property can be found on the left hand side.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold







Location

Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 miles to the north and north-east respectively with mainline train stations to London at Castle Cary (c.11 miles) as well as Bristol and Bath. Bristol International Airport is c.15 miles to the north-west. Of particular note is the variety of well-regarded schools in both the state and private sectors in Wells and the surrounding area.

Insight

An extremely well presented four bedroom semi-detached home set in a popular residential area on the east side of Wells. Being lived in by the present owners for the last 58 years it has been extended, well maintained and been a great family home. Benefitting from having driveway parking, garage and a south facing rear garden.

- Great downstairs living space with a spacious sitting room which flows into the single storey dining room extension which was added over 50 years ago
- Off the dining room is the kitchen which has room for a Range style cooker and plenty of worktop space. There is a side door leading out to the carport, ideal for bringing in the shopping if wet!
- Bedroom one has an entire wall of fitted wardrobes and is part of the extension which was done over 40 years ago along with a shower room and upstairs utility room.
- Bedrooms two and three are good size doubles and have fitted wardrobes. Bedroom four is a little smaller but can still accommodate a double bed.
- Off the landing is the family bathroom comprising bath with electric shower, W/C and wash handbasin.
- A porch to the front creates a warm entrance and has the addition of a downstairs cloakroom
- The front and rear gardens are well kept. The rear garden has a southerly aspect and is split into areas of patio and lawn. There are well established borders and a feeling of space.
- Driveway parking for two or three cars along with a garage presently being used as a workshop. The driveway has attractive block paving up to the garage.







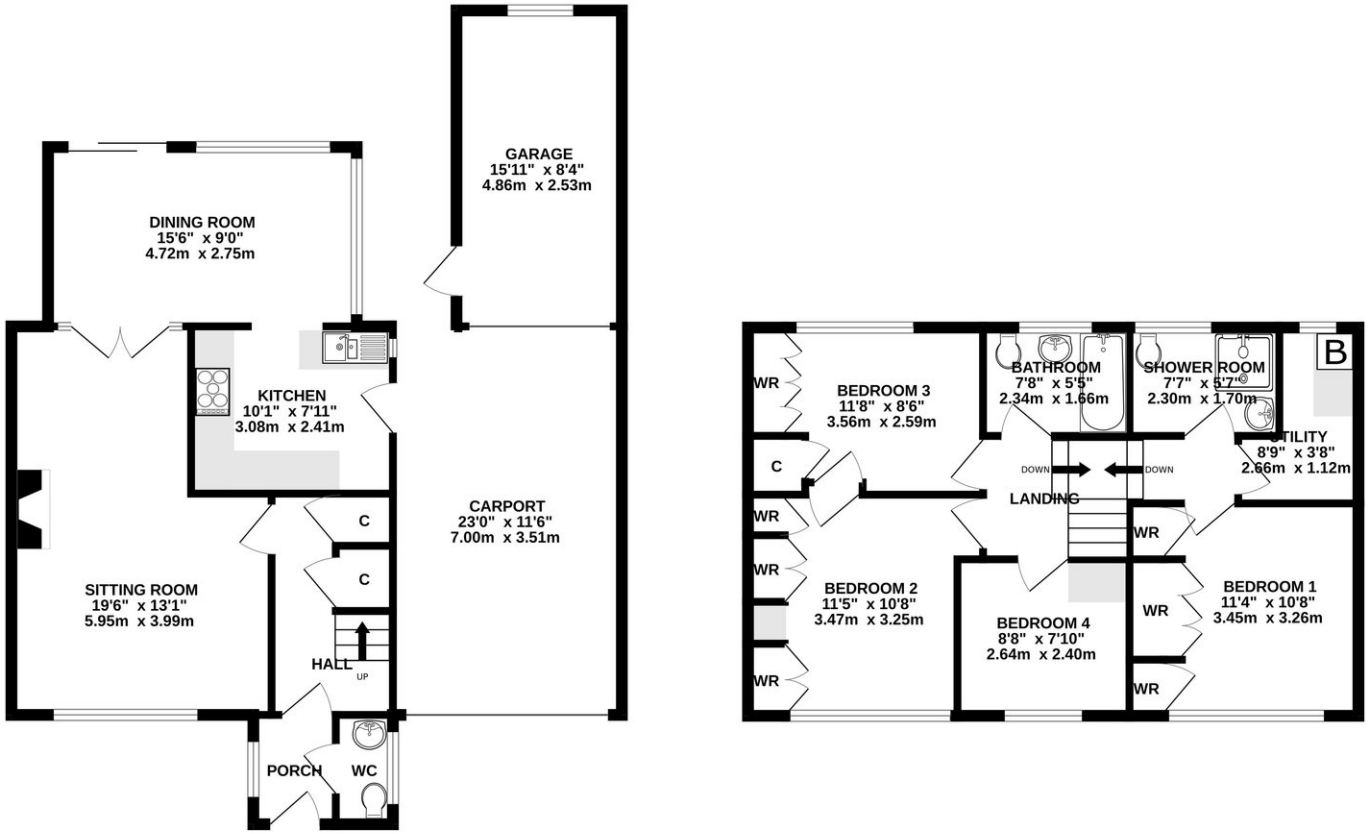






GROUND FLOOR
903 sq.ft. (83.9 sq.m.) approx.

1ST FLOOR
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1503 sq.ft. (139.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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