

Churchill Avenue, Wells, Somerset

Guide Price: £300,000

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Offered to the market with no onward chain, this detached three-bedroom bungalow presents an excellent opportunity for buyers looking to create a home tailored to their own tastes and requirements. Requiring a degree of modernisation throughout, the property offers generous accommodation, a substantial plot and fantastic potential to add value in one of Somerset's most desirable locations.

The accommodation comprises three well-proportioned bedrooms, a spacious sitting room and a kitchen with ample space for a dining table, making it ideal for both everyday living and entertaining. Further accommodation includes a shower room, separate WC and a conservatory overlooking the rear garden.

Externally, the property enjoys a large rear garden offering plenty of space for gardening enthusiasts, family activities or future landscaping projects. To the front, a low-maintenance stone garden is complemented by a driveway providing off-road parking and access to the attached garage.

Situated within the historic city of Wells, the property benefits from all the advantages this highly sought-after location has to offer. Renowned for its stunning cathedral, vibrant city centre and attractive blend of independent shops, cafés and



Ground Floor

Total floor area 94.4 m² (1,016 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **D**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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