





£280,000

To View:

Holland & Odam
55, High Street, Wells, Somerset BA5
2AE

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wells@hollandandodam.co.uk



2



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Energy
Rating **E**

Council Tax Band
B

Services

All mains services
Electric central heating

Local Authority

Mendip District Council
0300 3038588
mendip.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.

Description

Tucked away off medieval St Thomas Street this character Grade II Listed cottage offers masses of charm and period features and has been more recently used as a holiday let. A pretty and low maintenance courtyard lies to the front and offered for sale with no onward chain. Definitely one to view!

A half glazed door opens into the sitting room with a feature open fireplace, oak floor, beamed ceiling as well as more modern conveniences such as a radiator and television, telephone and satellite points. This pretty room leads into a kitchen with a range of wall and base units with wooden work surfaces over, a gas cooker point and a useful understairs cupboard. A tiled floor provides a practical and hardwearing option. On the first floor the landing has an airing cupboard containing the hot water tank and an electric boiler with timer controls supplying central heating. The larger of the two bedrooms contains a period fireplace and both bedrooms have inset downlighters. Off the landing is the shower room with slate tiled floor and the walk in shower has an over head and hand held shower with a screen. In addition there is a wash hand basin and a W.C. There is an extractor fan, downlighters and a towel radiator.

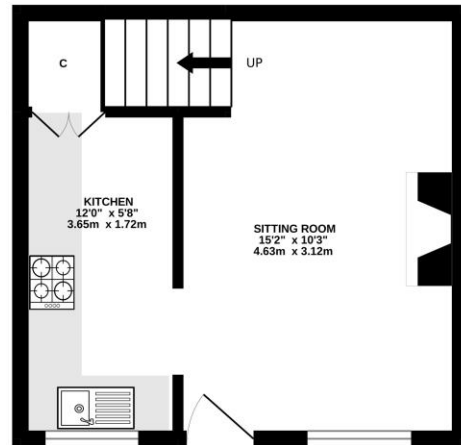
The courtyard garden lies to the front of the property. There are rights of way for neighbouring properties to pass over the courtyard. With flagstones, a flower bed to the immediate front of the cottage and a bin store there is also a former privy which has power and light and plumbing for a washing machine. This area extends to 18' x 10'3 (5.5m x 3m).

Directions

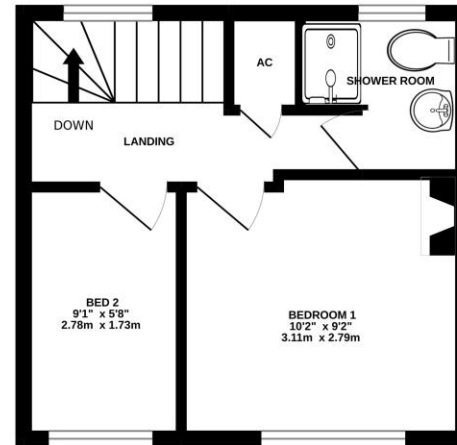
From Wells city centre follow signs for the B3139 The Horringtons into St Thomas Street. The property can be found approximately half way up the hill on the left hand side to the rear of 53 St Thomas Street.



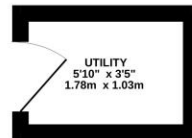
GROUND FLOOR



1ST FLOOR



OUTBUILDING



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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