





Guide Price £800,000

To View:

Holland & Odam
55, High Street, Wells, Somerset

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01749 671020

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2

Energy
Rating **D**

Council Tax Band

F

Services

Gas Central Heating
All main services

Local Authority

Somerset Council

Tenure

Freehold



Directions

From Wells city centre follow signs for the B3139 The Horringtons into the Liberty. As the road bears to the right turn left into College Road (between the Cathedral school buildings) and then turn first right into North Road. The property can be found on the right hand side.

Description

A well presented, detached family home within this sought after area only a short walk from the city centre. Extended in recent years this super property has a south-facing garden and a stunning conservatory/ living room. Definitely one to view!

A canopy porch shelters a part glazed composite door to the entrance hall with stairs to the first floor and a wood-effect floor. Off the hall is a spacious cloakroom with a tiled floor. The sitting room enjoys a double aspect with doors opening into the conservatory and a feature gas "Living Flame" fire. The conservatory/living room is a real feature of the property and has two sets of french doors onto the garden. There are two electric air conditioning/heating units as well as a tinted glass roof to reduce glare. The conservatory leads into a stylish kitchen with an extensive range of high gloss wall and base units in a monochrome scheme with integrated dishwasher, "AEG" double electric oven and 5 ring gas hob with extractor hood over. From the kitchen there is access to a utility room with a door to the garden and also to the integral garage with power, light and water. On the first floor there is a double aspect master bedroom with fitted wardrobes and matching furniture and an en suite with shower cubicle, W.C. and pedestal wash hand basin. There are three further bedrooms (all of which will accommodate a double bed and one with wardrobes) and a family bathroom with double ended bath and a large, separate shower cubicle.

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.



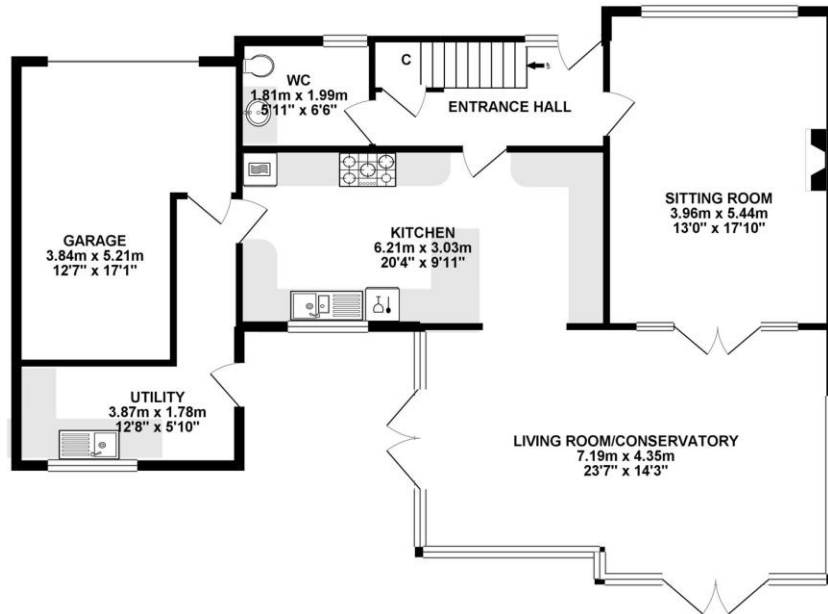


To the front of the property there is a concrete driveway giving access to a garage and further gravelled hardstanding giving space for 3 or 4 cars in total. There is gated access to the side of the property giving access to the rear garden. The garden extends to 16.7 x 16m (55' x 53') and is both south-facing and level. Mainly laid to lawn with raised flower beds. Bounded by natural stone walling to the rear and one side and panel fencing to the other side. Large wooden shed. Decked seating area and pergola. Large patio with plenty of space for outdoor entertaining.

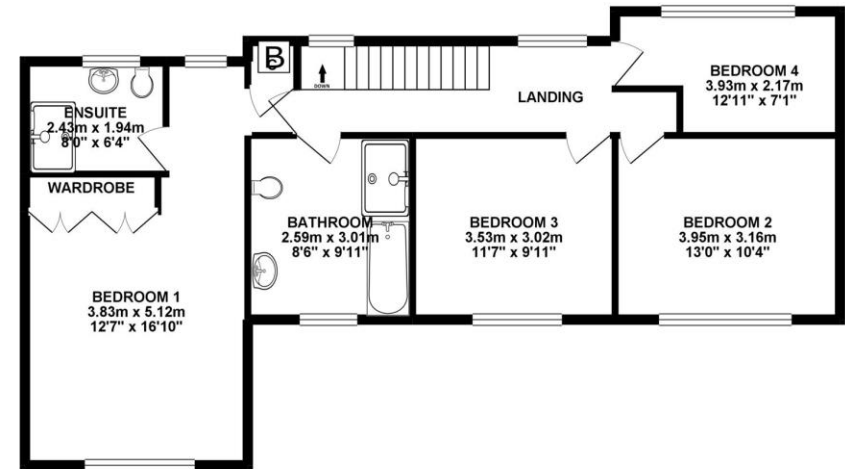
- Detached and extended house within a level walk of the city centre
- In immaculate order throughout and offered for sale with no onward chain
- South-facing, level garden
- Off road parking and integral garage
- Large living room/conservatory to the rear
- Separate sitting room with feature fireplace
- Ground floor cloakroom and utility room
- Principle bedroom with en suite shower room
- Three further bedrooms and a family bathroom with separate shower
- Double glazed throughout. Gas fired central heating



GROUND FLOOR 110.18 sq. m.
(1185.93 sq. ft.)



1ST FLOOR 79.04 sq. m.
(850.76 sq. ft.)



TOTAL FLOOR AREA : 189.22 sq. m. (2036.70 sq. ft.) 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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