



holland  
& odam  
for sale  
01749 871020

51



£550,000

### To View:

Holland & Odam  
55, High Street, Wells, Somerset

BA5 2AE

01749 671020  
wells@hollandandodam.co.uk



4



2



3

Energy  
Rating **D**

Council Tax Band  
E

### Services

Gas Central Heating  
All main services

### Local Authority

Mendip District Council  
0300 3038588  
mendip.gov.uk

### Tenure

Freehold



## Directions

From the centre of Wells proceed along the relief road following signs for The Horringtons (B3139) via St Thomas Street. Pass the Budgens petrol station on the right and take the next turning left into Hawkers Lane. Follow this road to the very top and then bear to the left into Drake Road where the property can be found on the right hand side with a For Sale board displayed.

## Description

In the same family for nearly 50 years this detached house has had a double storey extension to the rear giving an extra reception on the ground floor and a master bedroom with en suite and dressing area. Mature 75' long garden to the rear. An ideal family home in a popular residential area.

A part glazed UPVC door leads into the entrance hall with stairs to the first floor and two useful storage cupboards. To the left is a cloakroom with W.C. and wash hand basin. Across the front of the property is a generous reception room with a feature stone fireplace and two windows to the front. This is currently used as an office/music room. To the rear of the hall is a dining room with parquet floor opening into a further reception room with a south facing window and patio doors onto the rear garden. Also off the dining room is a fitted kitchen with access into the garden and fitted with a range of wall and base units incorporating Bosch electric double oven, AEG electric induction hob with recirculating hood above, dishwasher and plumbing for a washing machine. On the wall is a gas boiler supplying central heating and hot water. On the first floor the master bedroom has a dressing area with built-in double wardrobe leading into the bedroom area with an en suite shower room beyond. There are three further bedrooms (one is currently used as an office) and a bathroom.

## 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.

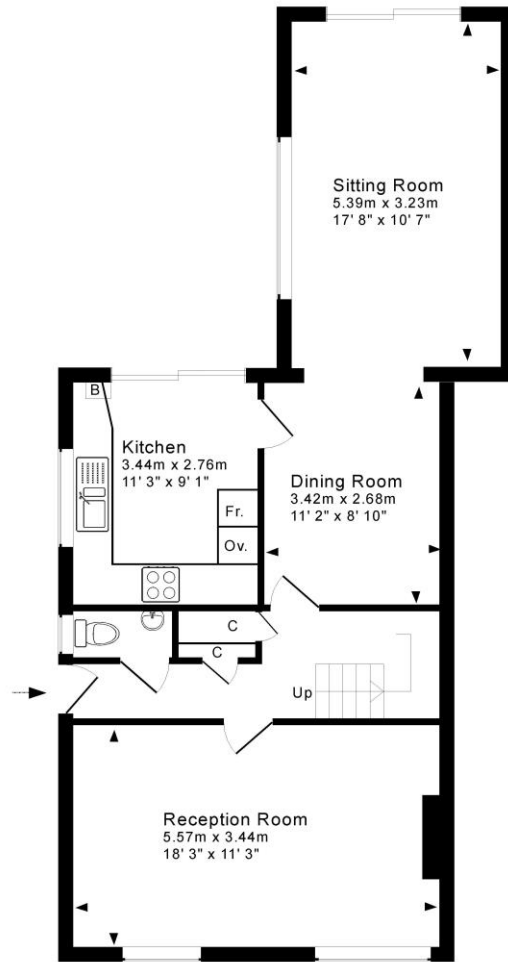




To the front of the property there is a gravelled area with shrubs with a 55' long concrete driveway providing tandem parking for a number of cars and access to a single vehicle garage with power and light. The rear garden is delightful and extends to c.72' (22m) in length. There is a L-shaped patio with lighting and water tap which in turn leads to two levels of lawn with two storage sheds and a greenhouse. The garden backs onto farmland. Mature planting and enjoying a good degree of privacy.

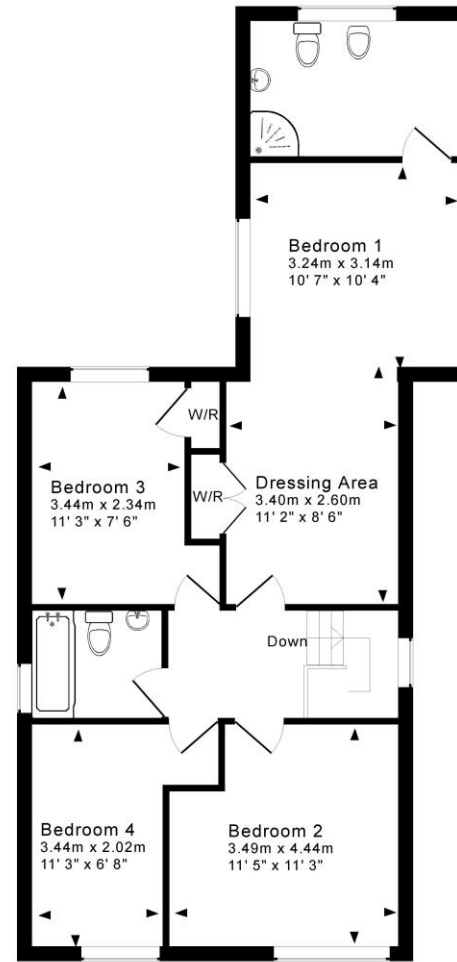
- A detached and extended house in the same family for nearly 50 years
- Four good bedrooms with a dressing area and en suite to the main bedroom
- Three reception rooms
- Well appointed kitchen
- Mature garden to the rear
- Parking and garage





Ground Floor

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Drawing Number : 147-0692



First Floor

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