



£530,000

*At a glance...*



4



2



2



EPC

B



COUNCIL  
TAX

E

**holland  
& odam**

24 Hamiltons Close  
Wells  
Somerset  
BA5 2GS

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

01749 671020

[wells@hollandandodam.co.uk](mailto:wells@hollandandodam.co.uk)



## Directions

From the relief road follow signs for Wookey Hole via Wookey Hole Road. Pass the turning on the right into Ash Lane and the turning on the left into Goodymore Avenue. Take the first of the two turnings on the left signposted Penleigh Road and then take the first left into Hamiltons Close. The property can be found immediately on the corner.

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold  
Estate Management Charges - £194.90 per annum.



## Location

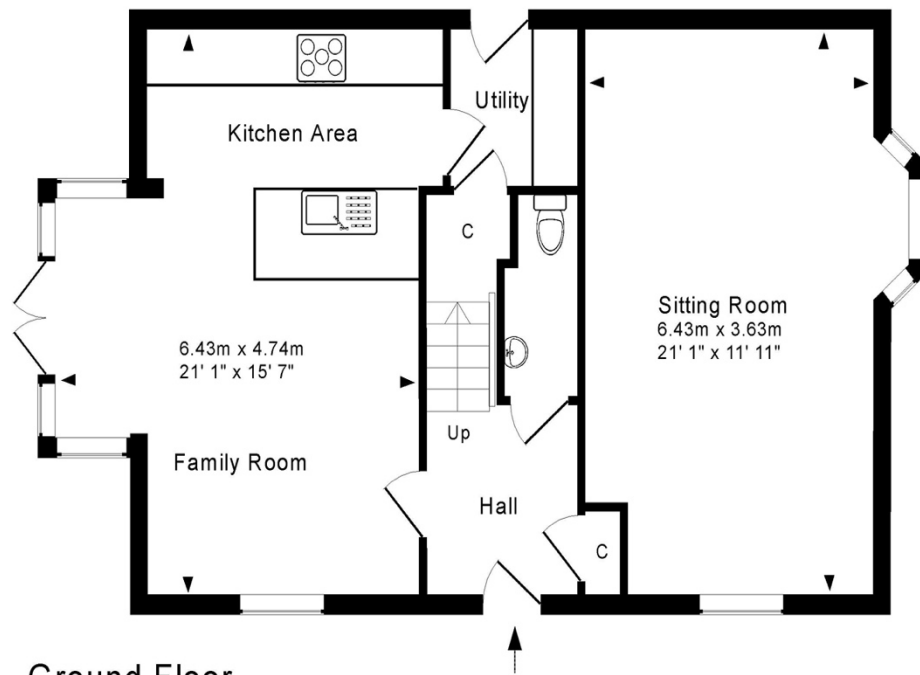
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 immaculately presented property with spacious living accommodation. Boasting four bedrooms with the principal having an en suite. Set in a popular residential area with off road parking and a garage. The present owners have really looked after this and maintained it to a high standard.

- Immaculately presented throughout
- Stylish kitchen with integral appliances
- Utility room
- Generous sitting room
- En suite principal bedroom with double aspect
- Landscaped south facing rear garden with access to the garage
- Rear garden is walled and fully enclosed being child and pet safe
- Off road parking for two cars and a garage with light and power
- Easy access to countryside walks
- Remainder of the NHBC warranty (approx 5 years)

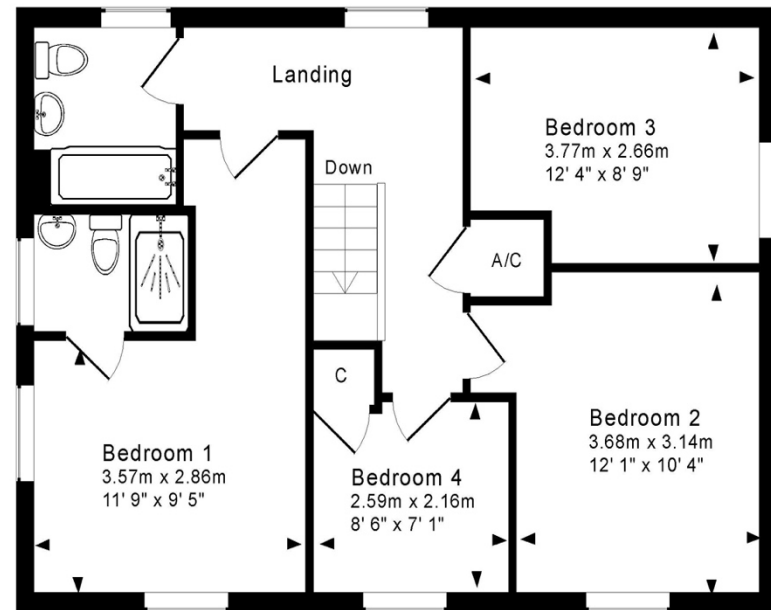




### Ground Floor

For indicative purposes only.  
Drawing Number : 147-0724

Copyright Jemesis Ltd 2023



### First Floor

#### DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.