



£335,000

*At a glance...*



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**holland  
& odam**

21 North Road  
Wells  
Somerset  
BA5 2TL

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

**01749 671020**

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



## Directions

From Wells city centre follow signs for B3139 The Horringtons into St Thomas Street. Turn left just after the church into North Road and the property can be found on the right hand side. A for sale board is displayed.

## 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



## 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

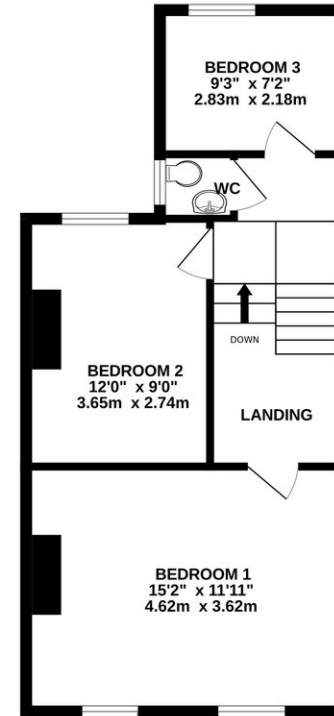
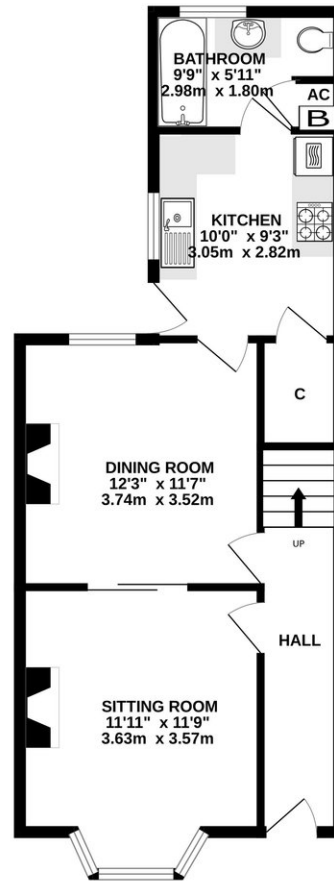
First time on the open market since being built in 1910. An end terrace house set in this popular location. Benefitting from having two double bedrooms and a single with potential to convert the attic space (subject to the necessary consents). The rear garden extends to over 100ft (30m) in length.

- Spacious sitting/dining room connected by sliding doors
- Good size kitchen
- Large master bedroom with a view towards Glastonbury Tor
- Upstairs WC with downstairs bathroom
- Rear garden over 100ft (30m) in length
- Walking distance to City centre and nearby schools
- Potential to extend and go up into the attic STPP
- \* Agents note - To the rear there is a right of access to the neighbouring property
- No onward chain and open to offers!



GROUND FLOOR  
531 sq.ft. (49.3 sq.m.) approx.

1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 999 sq.ft. (92.8 sq.m.) 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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