



£325,000

*At a glance...*



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**holland  
& odam**

18 Kings Castle Road  
Wells  
Somerset  
BA5 3LS

**TO VIEW**

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Somerset BA5 2AE

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## Directions

From Wells city centre follow signs for the Horringtons B3139 into St Thomas Street. Continue into Bath Road and take the fourth turning on the right into Kings Castle Road. Halfway down the hill the property can be found on the right hand side.

## 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. At the very heart of the city is the medieval Cathedral, Bishop's Palace and Vicars' Close (reputed to be the oldest surviving residential street in Europe). 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.

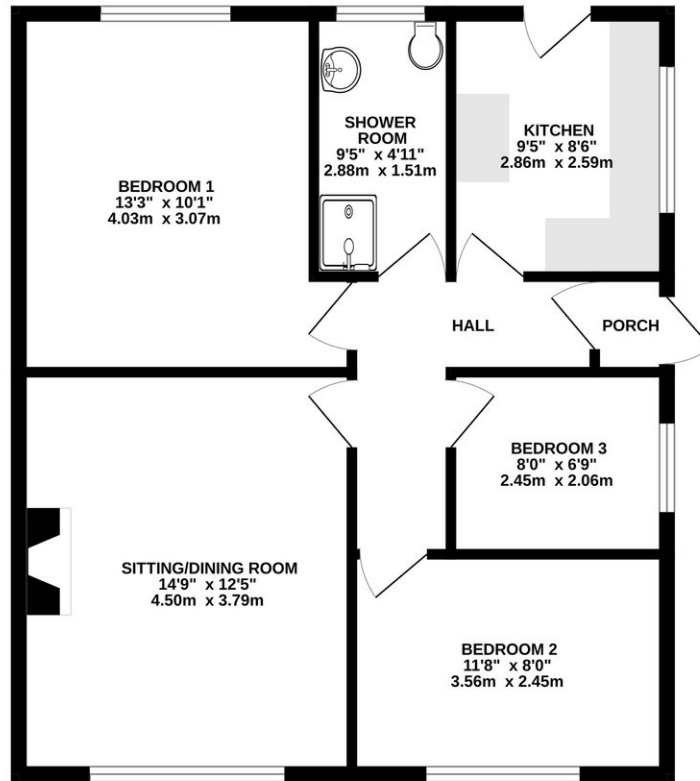
## Insight

A well presented, semi-detached three bedroom bungalow in the popular location of Kings Castle Road. Having a lovely outlook towards Kings Castle woods and the golf course. The property has a spacious sitting room, recently updated walk-in shower and the benefit of a garage and driveway parking.

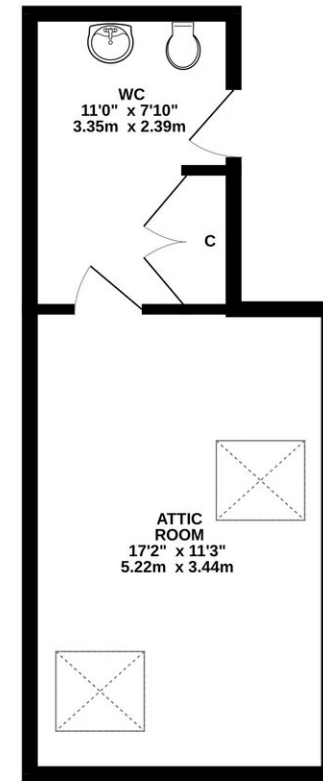
- No onward chain
- Lovely south facing views
- Double aspect kitchen
- Spacious sitting room
- Two double bedrooms and a single
- Attic is fitted with two Velux windows along with a toilet and sink, presently used as a hobby room with loft ladder access
- Established garden with a variety of shrubs and bushes



GROUND FLOOR  
673 sq.ft. (62.6 sq.m.) approx.



ATTIC SPACE  
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 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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