



£595,000

At a glance...



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COUNCIL
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**holland
& odam**

St. Joseph's Cottage
Union Street
Wells
Somerset
BA5 2PU

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From our Wells Office, walk up the High Street for approx 75 metres then turn left into Union Street. After another 100 metres, St Joseph's Cottage 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

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.

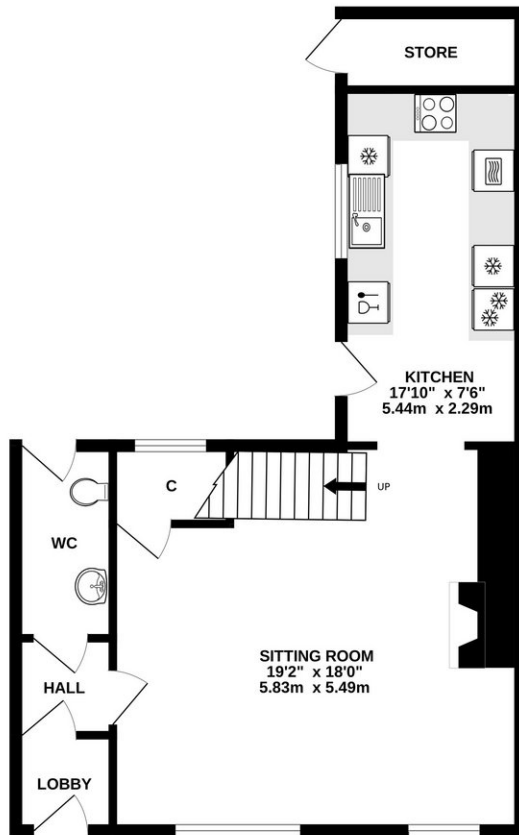
Insight

Set in the heart of Wells is this beautifully renovated two double bedroom former school house. Both bedrooms have stylish en suite facilities and generous proportions. Benefitting from having off road driveway parking, a rarity in central Wells. Private walled garden to the rear.

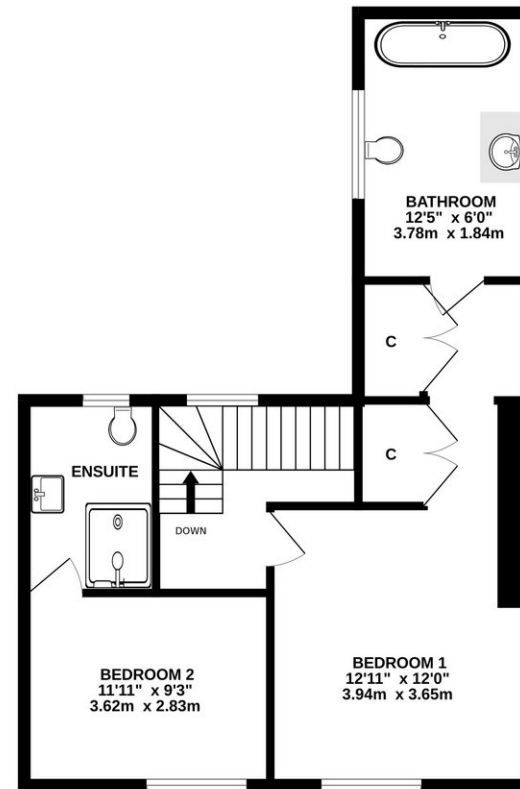
- No onward chain
- Stunning renovation throughout
- Generous sitting room with woodburning stove
- Kitchen fitted with quality integrated appliances including an induction hob with double oven, dishwasher and fridge freezer
- Bedroom one en suite has a luxurious free standing bath
- Engineered oak flooring with contemporary oak staircase with glass balustrading
- Utility room
- Block paved driveway and stylish rear patio
- Large downstairs cloakroom incorporating a boot room
- Set in a quiet location just 100m from Wells High Street and all amenities



GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1105 sq.ft. (102.6 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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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.

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