



£260,000

*At a glance...*



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**holland  
& odam**

12 Alfred Street  
Wells  
Somerset  
BA5 1TY

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

01749 671020

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



## Directions

From Wells High Street follow signs towards Glastonbury. At the Sherston roundabout turn left along East Somerset Way and take the first turning right into Cathedral Park and then second right into Rowdens Road. Take the second turning left into Alfred Street and the property can be found on the left hand side at the end of the road. A for sale board is displayed.

## Services

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

## Local Authority

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

## Tenure

Freehold



## Location

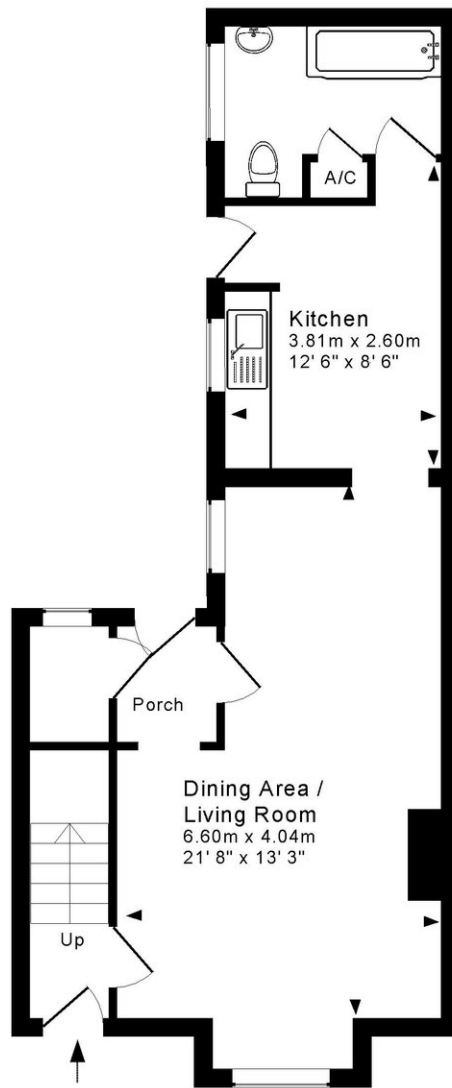
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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

A Victorian end of terrace house in need of modernisation that has been rented out over recent years. Enjoying south facing garden, a garage and within a short, level walk of the city centre this is an exciting opportunity for a buyer to put their stamp on this surprisingly spacious house. No onward chain.

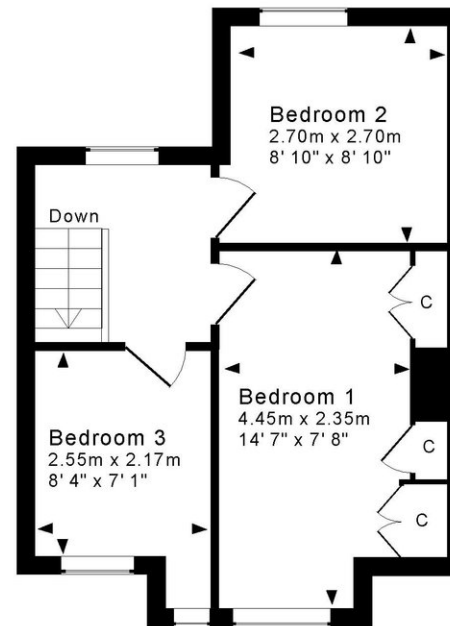
- Sitting room diner with fireplace fitted with gas fire and double glazed bay window overlooking the front garden
- Good sized kitchen with access to the rear courtyard and garage
- Ground floor bathroom
- Three bedrooms on the first floor
- South-facing front garden
- Further courtyard to the rear
- Double glazed windows
- Garage at the rear and easy on street parking at the front
- Easy walk into the city centre
- No onward chain





**Ground Floor**

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**First Floor**

**DISCLAIMER**

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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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