



£285,000

*At a glance...*



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**holland  
& odam**

43 Chamberlain Street  
Wells  
Somerset  
BA5 2PQ

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

**01749 671020**

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



## Directions

On foot from the offices of Holland and Odam in the High Street. Cross to the opposite side of the High Street and turn left into Union Street. At the top of the road turn left into Chamberlain Street and the property will be found on the left 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

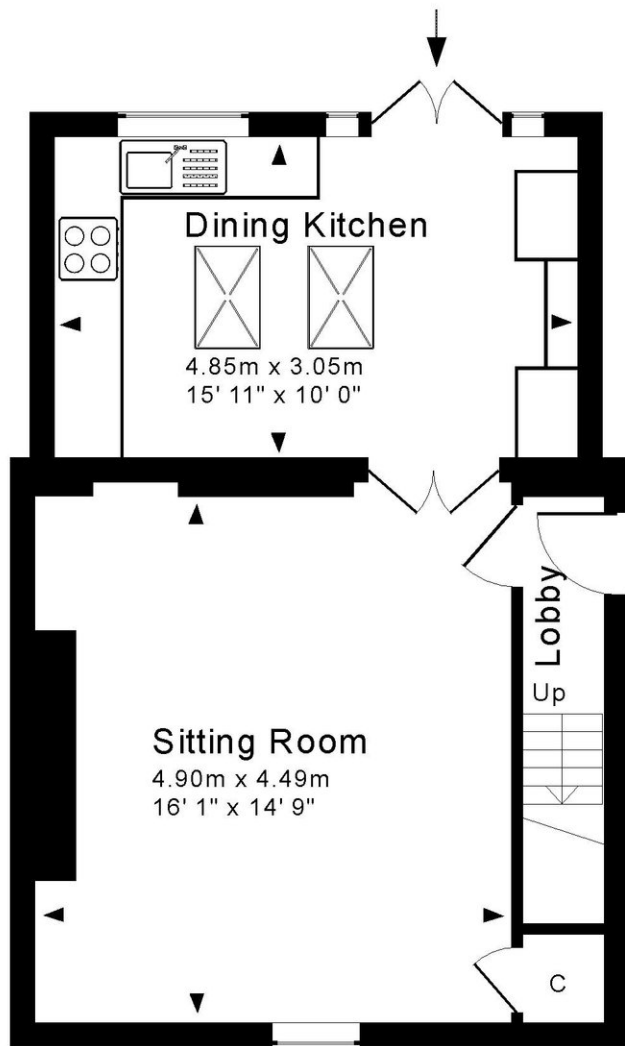
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 period cottage which has been updated by the present vendors set within a conservation area in central Wells. It offers deceptively spacious accommodation with a stylish kitchen / dining room and two double bedrooms along with a courtyard garden.

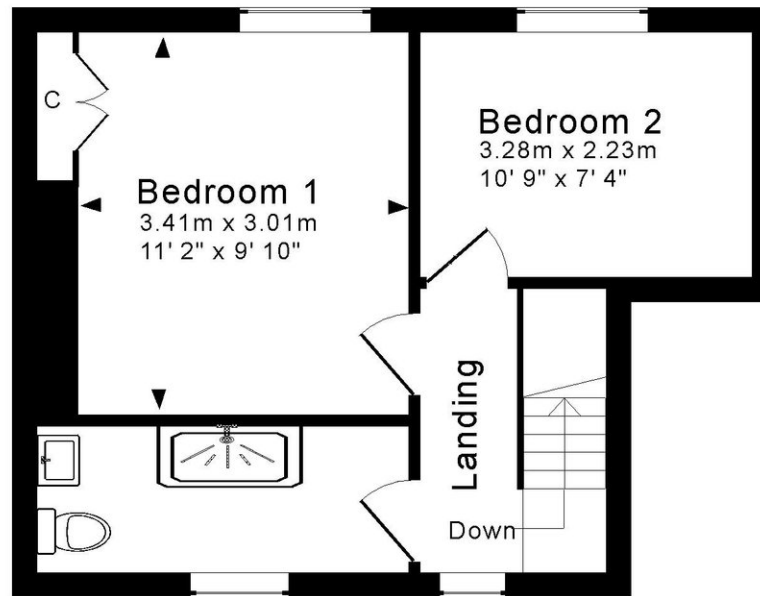
- Character cottage in central location close to all amenities
- Recently refitted kitchen and island with ample storage units and drawers
- Integrated fridge / freezer, washing machine, dishwasher, oven and gas hob
- Set in a conservation area
- Sitting room with woodburning stove
- Large dining kitchen with Velux windows and French doors onto the rear courtyard
- Refitted shower room with large double walk in shower
- \*Agents note, there is a right of access for the neighbouring property over the courtyard garden. This is for emergency use only.





### Ground Floor

For indicative purposes only.  
Drawing Number : 147-0763



### First Floor

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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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