



£250,000

At a glance...



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COUNCIL
TAX

B

**holland
& odam**

2 Cheddar Valley Buildings
Tucker Street
Wells
Somerset
BA5 2EA

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells High Street proceed into Broad Street and into Priory Road. Turn right into Princes Road and at the traffic lights turn left into Tucker Street. Take the next left into West Street and then immediately right into the car park. The terrace can be found on the left hand side with both pedestrian and vehicular gates.

Services

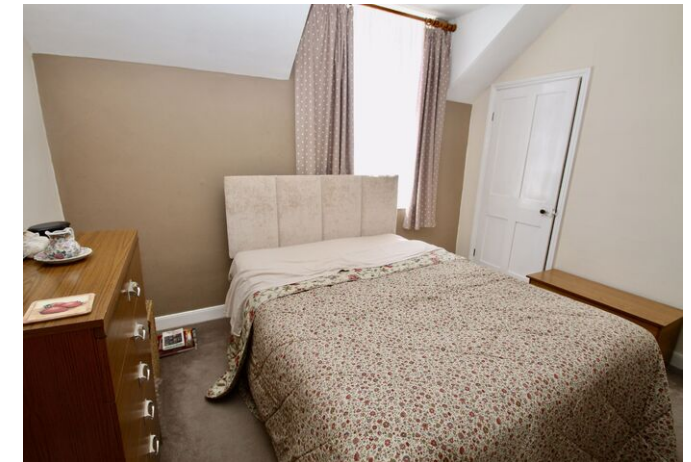
Mains electricity, water and drainage are connected.

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

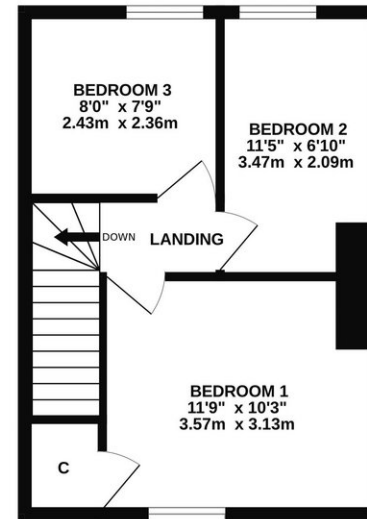
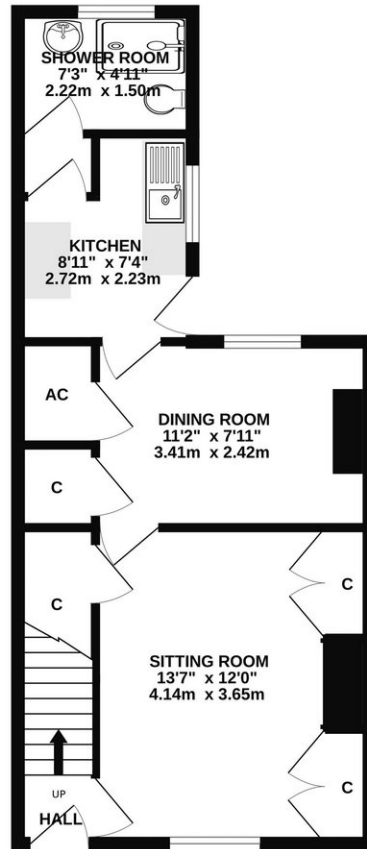
A centrally located character cottage of great charm with a large garden to the front, courtyard to the rear and off road parking. In need of some updating this is a rare opportunity within Wells.

- Two reception rooms (both with fireplaces and generous built-in storage)
- Kitchen with access to the rear courtyard and a ground floor shower room
- Three bedrooms on the first floor
- Large garden to the front with off road parking leading to a copse-type area. Extending to c.100' in length
- Courtyard to the rear with pedestrian access via a path for the residents of the terrace
- Views to the rear of St Cuthbert's church from bedrooms 2 and 3
- Electric heating to some of the rooms. Double glazed windows throughout.
- Set in a conservation area within a short, level walk of the High Street



GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.

1ST FLOOR
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 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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