



£410,000

At a glance...



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**holland
& odam**

6 Chamberlain Street
Wells
Somerset
BA5 2PF

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

On foot from 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 right into Chamberlain Street and the property will be found on the left hand side with a for sale board displayed in the window.

Services

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

Local Authority

Somerset Council
0300 1232224
someset.gov.uk

Tenure

Freehold



Location

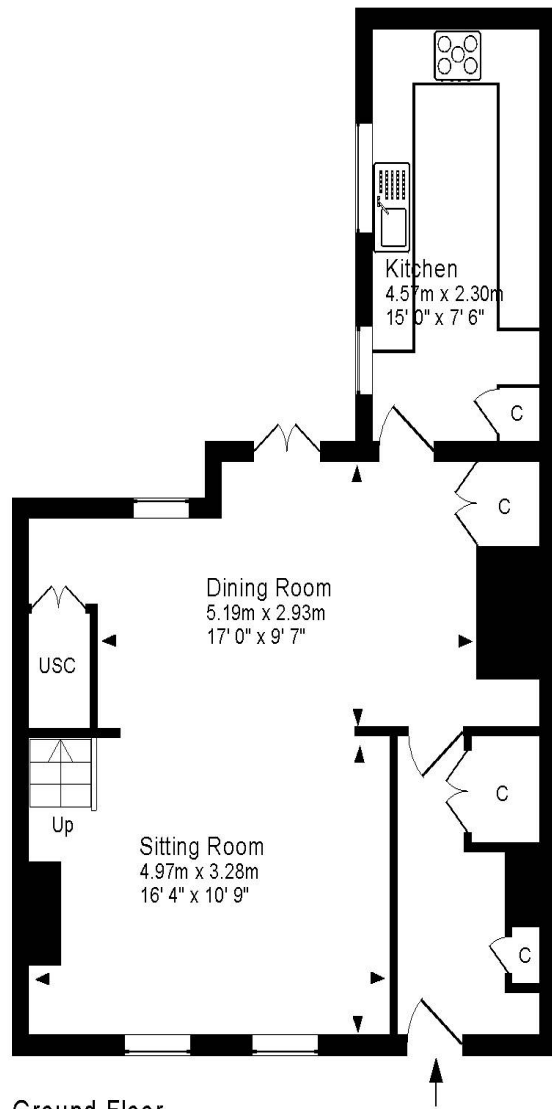
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22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

An elegant Grade II Listed townhouse set in a central yet relatively quiet location c.200 yards from Wells High Street within a conservation area. Low maintenance courtyard garden to the rear. Offered for sale with no onward chain.

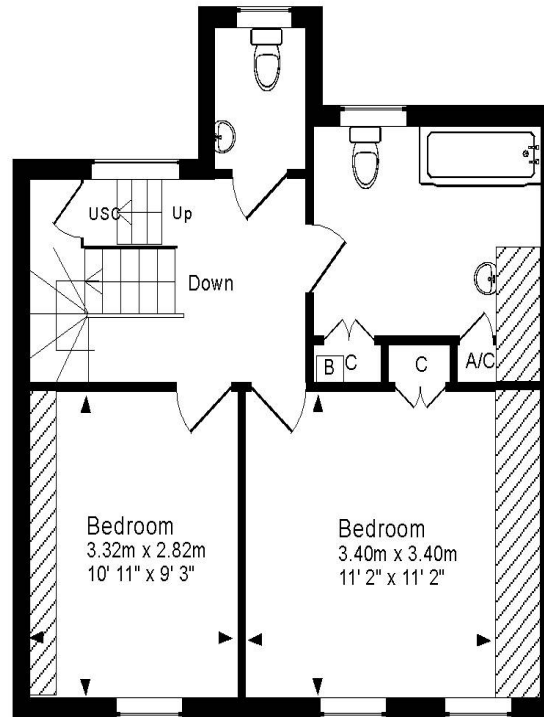
- Having been rented out for the last decade this lovely home has been well maintained but would benefit from some TLC in places
- Light and airy sitting room with large, south-facing windows (fitted with plantation shutters) and opening into a dining area with french doors onto the rear courtyard
- Newly installed fitted kitchen with plumbing for washing machine and dishwasher, space for American style fridge freezer and including a dual fuel range-style cooker
- Two bedrooms on the first floor with a bathroom (with cupboards containing boiler and hot water tank) and a separate cloakroom
- Master bedroom on the top floor with well appointed en suite shower room
- Fully enclosed rear courtyard of 7.5m x 3.7m (24' x 12') with lighting and useful storage within a former privy
- The current owners rent a garage nearby at £65 p.c.m. which could be transferred to the new owner
- Incredibly convenient for the High Street, Market and Wells Cathedral
- Ideal "lock up and leave" or a downsize for someone wanting a central location



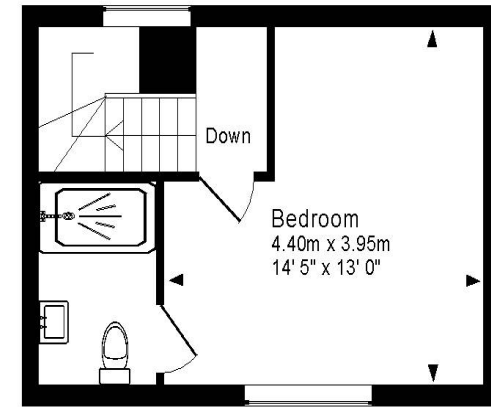


Ground Floor

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First Floor



Second 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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