



£265,000

At a glance...



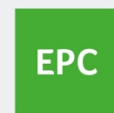
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**holland
& odam**

41A St. Thomas Street
Wells
Somerset
BA5 2UY

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre follow signs for The Horringtons B3139 into St Thomas Street. The property can be found half way up 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

Tenure

Freehold



Location

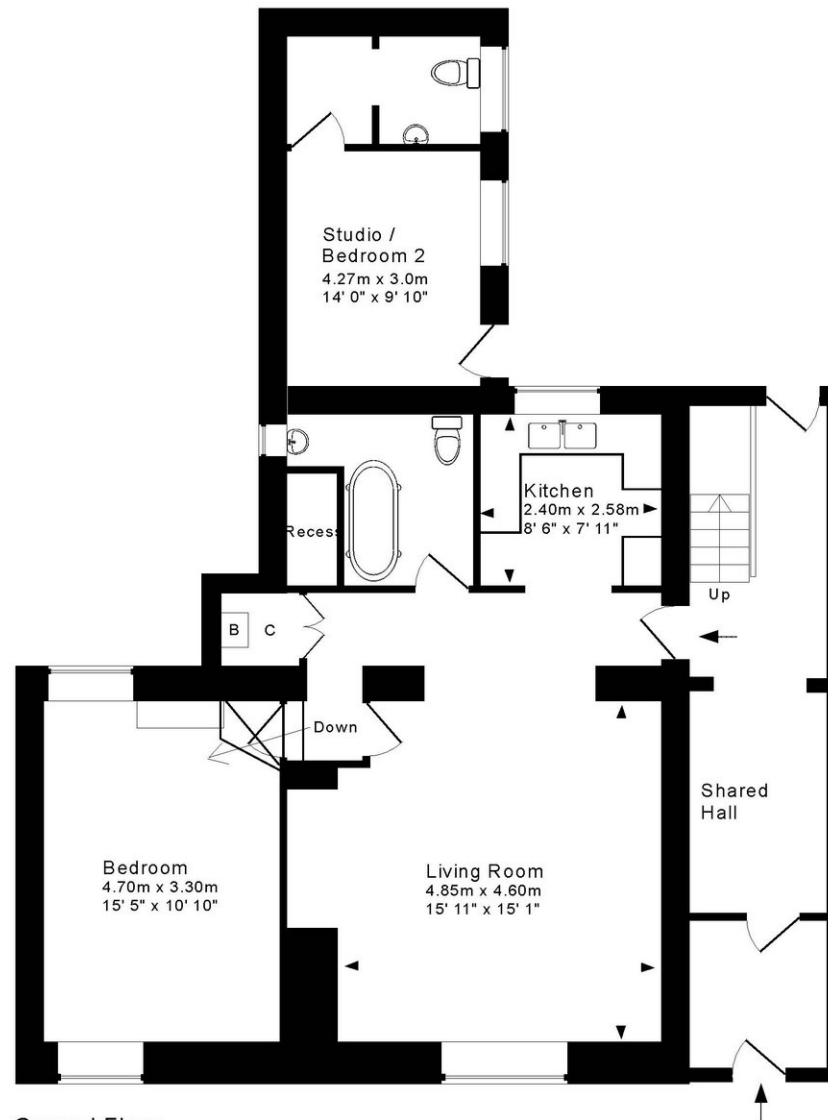
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. At the very heart of the city is the medieval Cathedral, Bishop's Palace and Vicars' Close (reputed to be the oldest surviving residential street in Europe). 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 character ground floor apartment in this historic Grade II Listed house with a shared, walled garden to the rear. A short walk from the High Street and packed with period charm. Having had many incarnations over the years it now forms a very comfortable home.

- Shared entrance hall with access to the rear garden (shared with one flat on the first floor)
- Sitting room with magnificent inglenook fireplace and feature gothic arched window
- Lovely kitchen with solid wood work surfaces and Belfast sink overlooking the garden
- Double aspect bedroom with former fireplace
- Bathroom with free standing roll top bath with shower over and useful shelved former fireplace for storage
- Laundry cupboard with Vaillant gas fired boiler and plumbing for washing machine
- Additional former cottage to the rear which has been used as an office with cloakroom but could provide a second bedroom
- Lovely 65' long walled garden to the rear shared with the upstairs flat





Ground Floor

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 Drawing Number : 147-0773

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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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