



£330,000

*At a glance...*



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**holland  
& odam**

5 Haybridge Villas  
Haybridge  
Wells  
Somerset  
BA5 1AJ

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

01749 671020

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



## Directions

From Wells take the A371 Cheddar Road. As you leave Wells you will enter Haybridge and the property can be found on the right hand side with a for sale board displayed.

## 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

Set in a small hamlet on the outskirts of Wells. 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.

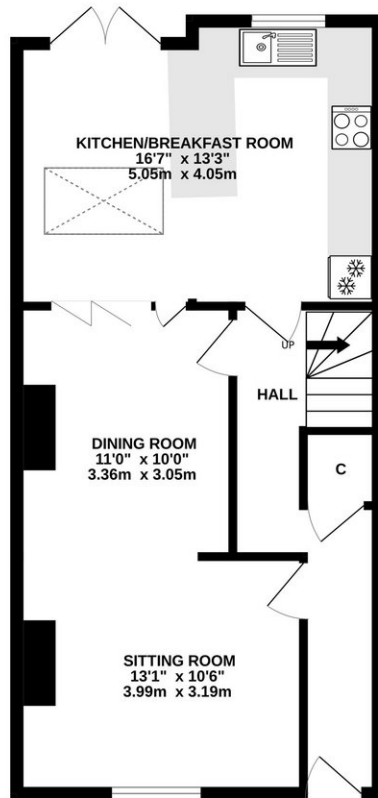
## Insight

A deceptively spacious terraced house set on the edge of the city with open views to the rear and enjoying a 75' long rear garden and off road parking. The property has been extended to the ground floor giving a generous dining kitchen and also benefits from a roof conversion. Well presented throughout.

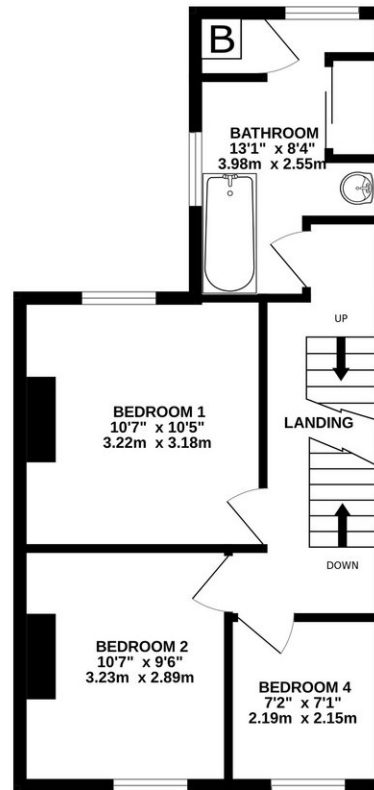
- Tiled entrance hall with understairs cupboard
- Large reception room with feature fireplace and oak floors
- Kitchen with breakfast/dining area with appliances including electric oven and gas hob. Spaces for washing machine and tumble dryer/dishwasher and French doors onto the rear garden
- Three bedrooms on the first floor
- First floor bathroom with separate shower and cupboard housing Worcester gas fired boiler
- Attic bedroom with Velux windows and under eaves storage. Converted with building regulations
- Off road parking for two cars
- Garden to the rear extending to c.75' (23m) (including parking area) with power, light and water and useful summerhouse
- In immaculate order. An ideal family home!



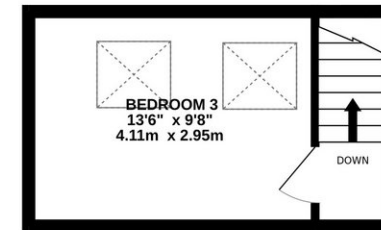
GROUND FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



2ND FLOOR  
154 sq.ft. (14.3 sq.m.) approx.



TOTAL FLOOR AREA : 1137 sq.ft. (105.6 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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