



£275,000

At a glance...



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**holland
& odam**

12 Keward Close
Wells
Somerset
BA5 1TT

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells take the A39 towards Glastonbury. Pass the Police Station and take the next turning right into Jocelyn Drive. After c.200 yards turn left into Keward Close and the property can be found on the right hand side. A for sale board is displayed.

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. 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.

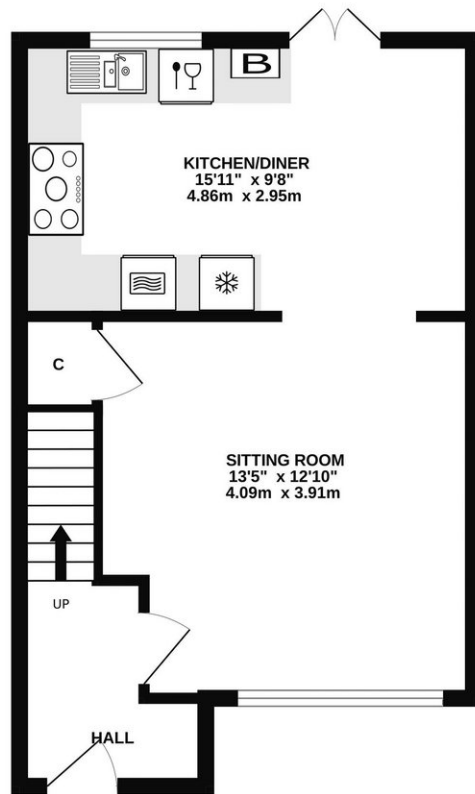
Insight

A well presented light and spacious three bedroom home on the popular Keward estate. The property is set in a residential cul de sac within a level walk of the city centre and other local amenities. Off road parking for several cars to the front and an enclosed garden to the rear. Excellent value for money!

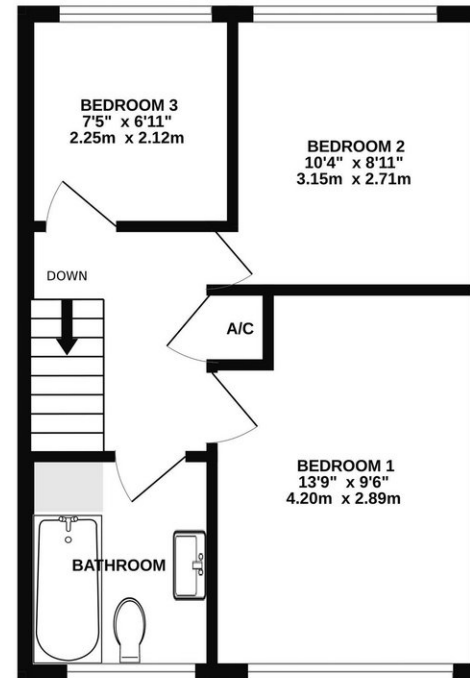
- Cul de sac setting
- Entrance hall with stairs to the first floor
- Sitting room with a large window making this a very light room and useful downstairs cupboard
- Dining kitchen with a range of units and doors onto the rear garden
- Three bedrooms
- Family bathroom with shower over the bath
- Plenty of parking for 4 cars to the front
- Enclosed rear garden with pedestrian access
- Level walk into the city centre and with a convenience store close by
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GROUND FLOOR



1ST FLOOR



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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