



£725,000

At a glance...



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**holland
& odam**

1 Bath Road
Wells
Somerset
BA5 3HP

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. Continue into Bath Road and the property can be found on the left hand side.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system with electric underfloor heating in the kitchen.

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.

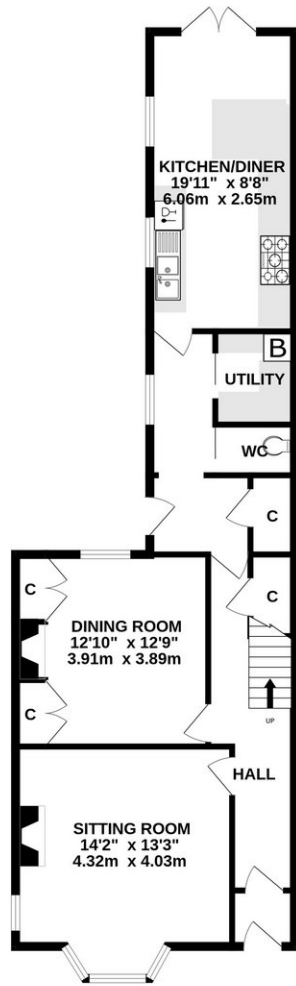
Insight

An imposing stone built semi-detached property built in 1902 with two parking spaces set in an elevated position on Bath Road. It has been renovated to a high standard throughout being rewired, re-plumbed, new windows, two new rear dormer windows along with full redecoration and landscaped garden.

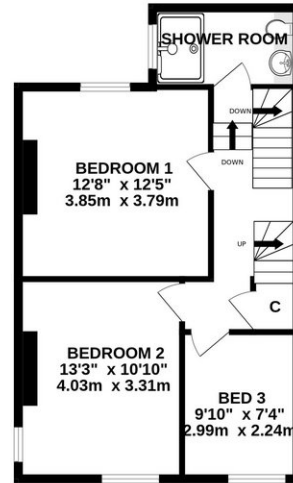
- Four bedrooms, three being generous doubles with the principle bedroom being triple aspect and having an ensuite with bath and separate shower.
- Imposing character property with kerb appeal
- Stylish kitchen with integrated appliances and space for a Rangemaster cooker
- Good size garden mainly laid to lawn with a summerhouse set at the rear.
- Parking for two cars with a power supply ready for an EV charger. Steps lead from the parking area to the rear garden
- Gas central heating with electric underfloor heating in the kitchen
- Utility room and downstairs cloakroom
- Close to local amenities and a short walk to Wells Cathedral (just 700m)
- Access to plenty of nearby countryside walks



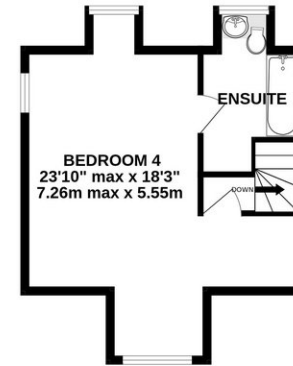
GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



2ND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 1658 sq.ft. (154.0 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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