



£265,000

At a glance...



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**holland
& odam**

18 Lethbridge Road
Wells
Somerset
BA5 2FD

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre follow signs for Cheddar A371 onto the Portway. Take the first turning right into Charter Way and right again into Lethbridge Road. The property can be found on the right 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. 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.

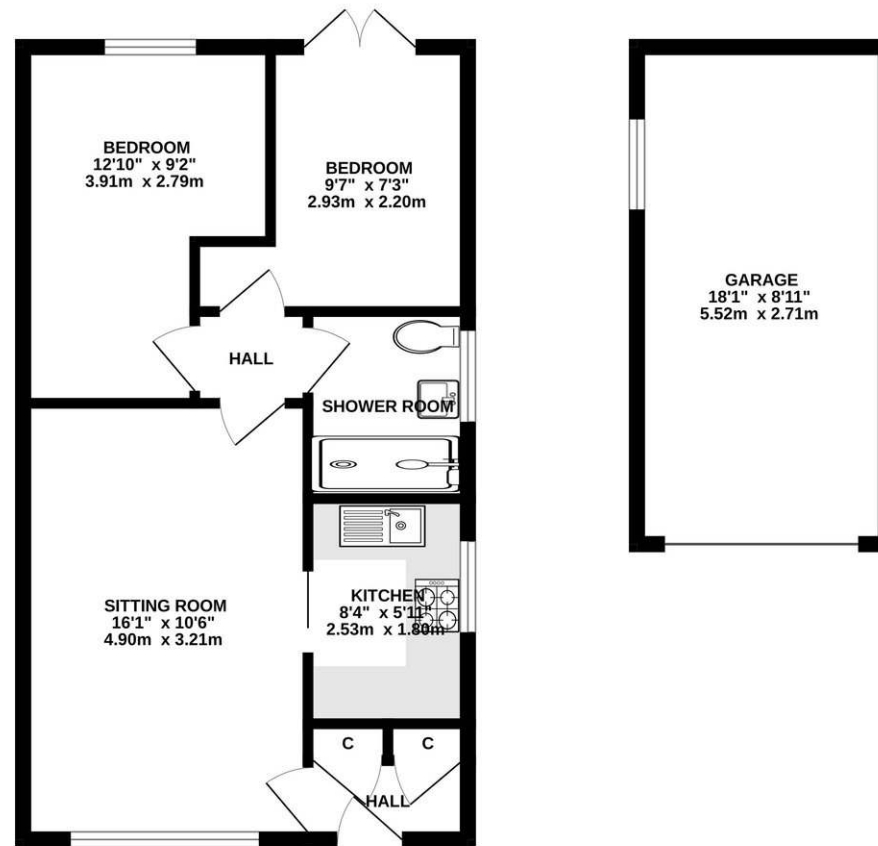
Insight

Being offered with No Onward Chain is this well presented two bedroom semi detached bungalow with garage and parking. It has been improved and updated during the last owner's occupancy and is set in a quiet location. Benefitting from having a garage and driveway parking.

- Spacious sitting room with outlook over the front garden
- John Franklin kitchen
- Updated shower room
- Driveway parking for several cars
- Two bedrooms, one with access out into the rear garden via French doors
- Useful entrance hall with storage cupboards
- Serviced and maintained gas boiler along with upgraded consumer unit
- Close to nearby leisure facilities
- Front garden measuring approximately 12m x 5.0m while the rear garden is approximately 9.5m x 5.0m



GROUND 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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