







£680,000

### To View:

Holland & Odam

55 High Street, Wells

Somerset, BA5 2AE

01749 671020

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



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2

Energy  
Rating

E

Council Tax Band E



### Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

### Local Authority

Somerset Council

03001232224

[somerset.gov.uk](http://somerset.gov.uk)

### Tenure

Freehold



## Directions

From the High Street via a car continue into Broad Street and Priory Road. Turn right into Princes Road. At the traffic lights proceed straight ahead passing the Little Theatre and fork left into Portway. The property can be found on the right hand side with a For Sale board displayed.

## Description

A detached house built in 1930 with many features still retained. Set on a no through road in a conservation area in central Wells. There is considerable scope to extend the property (stpp). Recently refurbished and updated including a new kitchen, bathroom, shower room, rewiring and boiler. No onward chain!

An open porch with tiled floor and recessed lighting shelters a door and window with feature stain glass opening into the hallway with stairs to the first floor and panelled staircase with wood-effect flooring providing a practical and hardwearing surface. The first door leads into the sitting room with large bay window and a feature stone fireplace with gas point. There are television and telephone points in this room. To the rear is the dining room with a former fireplace and wood-effect flooring. The window overlooks the rear garden.

Adjacent to the dining room is the newly fitted kitchen diner with ample space for a table and enjoying a double aspect. There is a slate tiled floor and the stylish units include an electric oven and hob with recirculating hood over, a fridge/freezer and dishwasher. Off the kitchen is a useful side porch with the recently installed Vaillant gas fired boiler supplying central heating and hot water.

The last door in the hall leads to a utility room with a tiled floor, plumbing for washing machine and venting for tumble dryer and in turn leads to a ground floor shower room with electric shower.

## Location

Set in a no through road within a short, level walk of the High Street. 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.







To the front of the property there is a lawned garden with flower beds and smart iron railings. A tarmac driveway to the side provides parking and gives access to a single garage with power, light and up and over door with a former W.C. to the rear and a useful garden store.

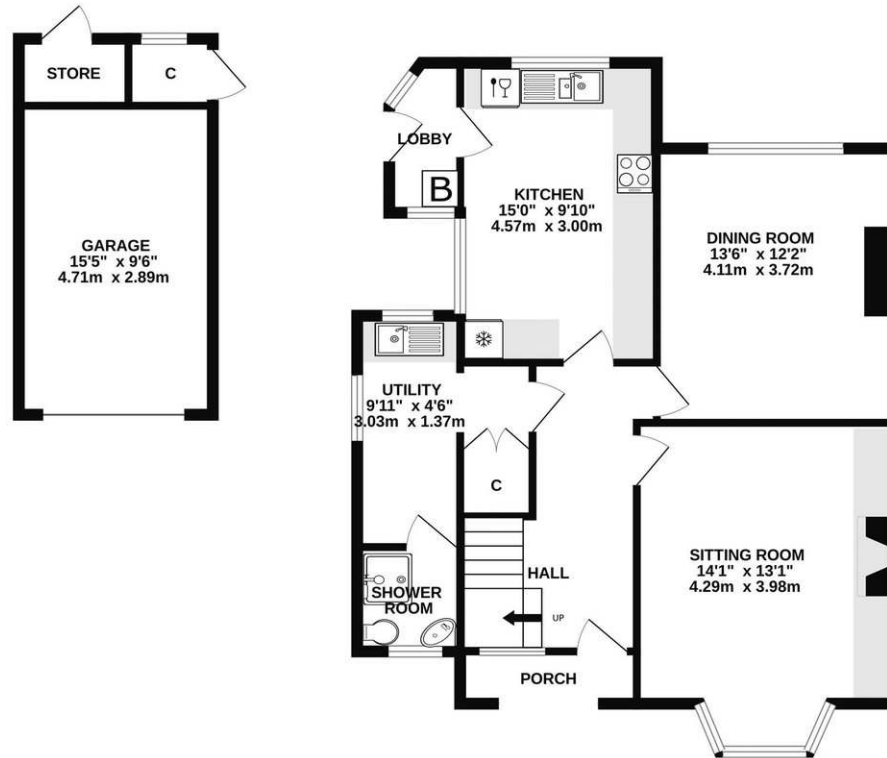
The generous rear garden is mainly laid to lawn and level and extends to c.60' x 41' (18.3m x 12.6m). Bounded by block walls. A blank canvas offering huge potential to create a wonderful space.



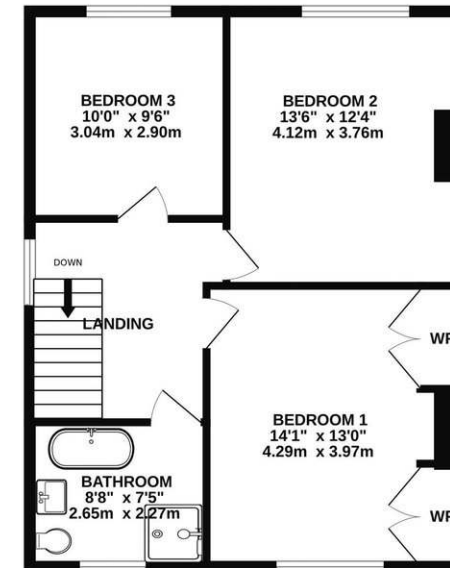
- Offered for sale with no onward chain
- Elegant hallway with panelled staircase and wood-effect flooring
- Two reception rooms
- Recently fitted kitchen diner with integrated appliances
- Utility room and ground floor shower room
- Three double bedrooms (one with extensive fitted storage)
- Recently fitted bathroom with walk-in shower and freestanding bath
- Newly fitted gas fired boiler
- Gardens to the front and rear with parking and garage



GROUND FLOOR  
942 sq.ft. (87.5 sq.m.) approx.



1ST FLOOR  
596 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1538 sq.ft. (142.9 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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