



£485,000

OFFERS INVITED

At a glance...



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**holland
& odam**

17 Old Mill Way
Wells
Somerset
BA5 2JU

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. Take the first turning right into Old Mill Way and the property can be found at the end directly in front of you.

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

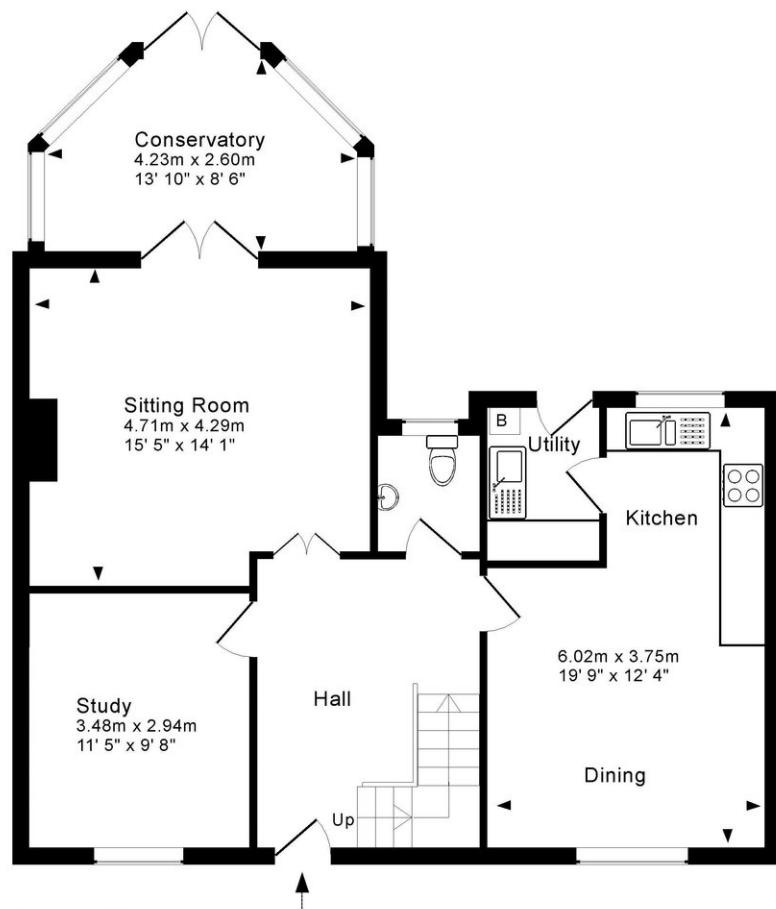
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 spacious four bedroom detached family home in a sought after residential area. Benefitting from a large kitchen/dining room and two further reception rooms along with a spacious conservatory. The utility room has a sink and space for a washing machine. Upstairs there are four double bedrooms, the master having an en suite and built-in storage. The rear garden is completely enclosed making it child and pet safe.

- No onward chain
- Popular and quiet residential location in a no through road location
- Four double bedrooms, one with en suite and built-in wardrobe
- Large kitchen/dining room
- Extended garage
- Established garden with side access and wooden shed (Garden measures approx 11.4m wide x 13.8m long)
- Potential for loft conversion to create a further two bedrooms STPP
- Good local schools nearby
- Conservatory with underfloor heating
- Utility room

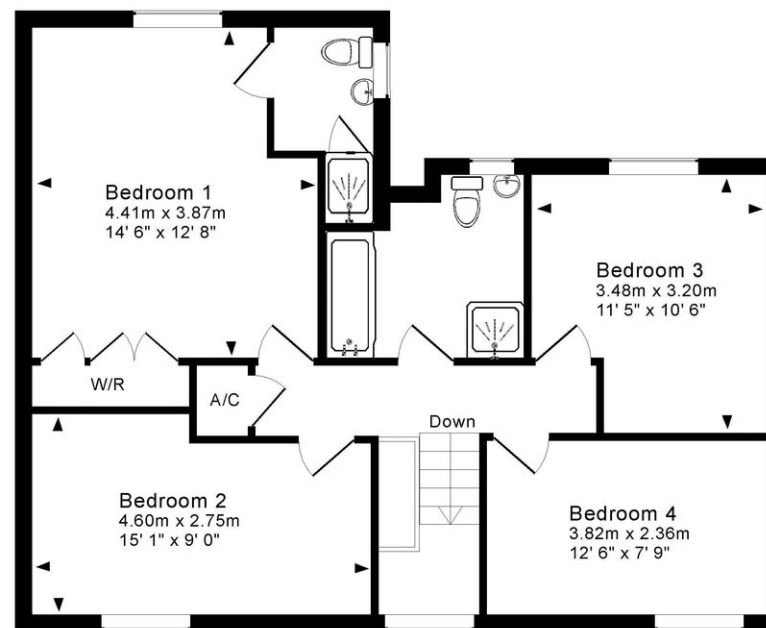




Ground Floor

For indicative purposes only.
Drawing Number : 147-0720

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First Floor

DISCLAIMER

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