



£350,000

At a glance...



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**holland
& odam**

35 Kings Road
Wells
Somerset
BA5 3LU

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 take the fourth turning on the right into Kings Castle Road. Take the first left into Kings Road and at the T junction turn left and follow the road. The property can be found on the left hand side with a for sale board 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

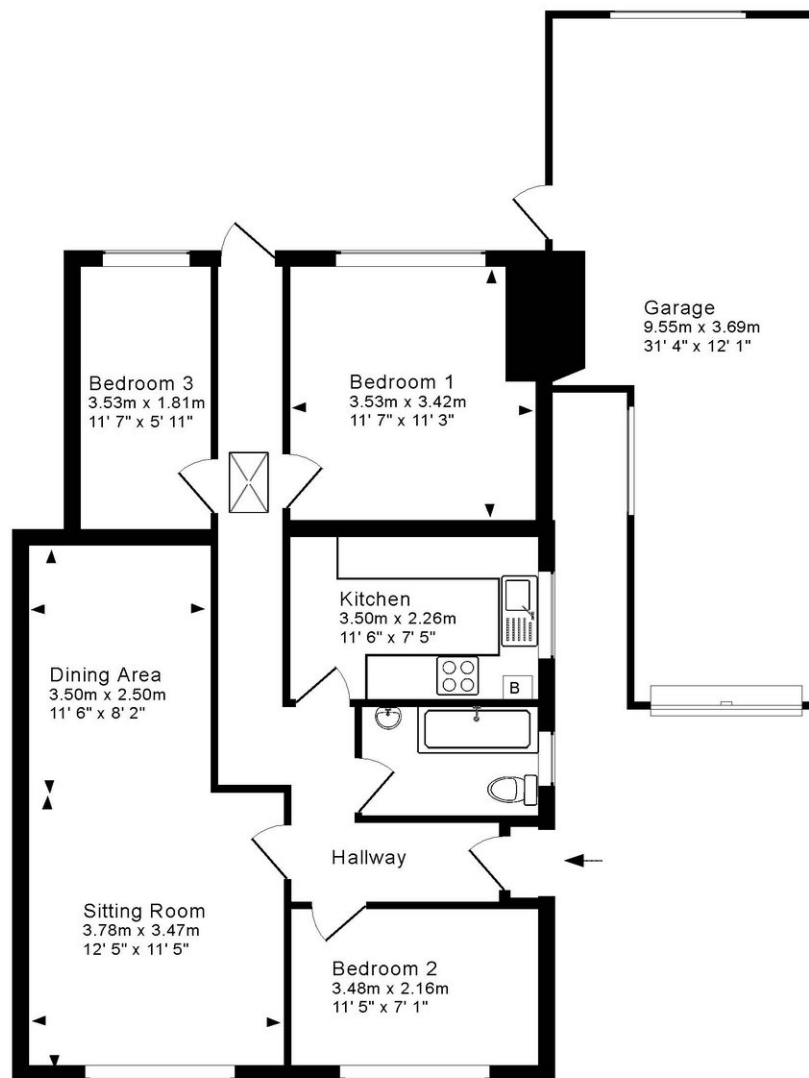
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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. Kings Road is particularly convenient for Wells Golf Course with its clubhouse and driving ranges and there is a Budgens garage with post office available for most everyday needs in Bath Road.

Insight

An extended semi-detached bungalow set in a popular location on the edge of the city with views to the front over Wells Golf Course and surrounding countryside. The property has been refurbished in recent years but offers a buyer the opportunity to put their own stamp on it. No onward chain.

- Sitting room with gas fire opening into a dining area
- Recently re-fitted kitchen with plumbing for washing machine and space for a fridge freezer
- Three bedrooms
- Original bathroom now re-fitted as a shower room
- Gas fired central heating and mainly double glazed
- Large tandem double garage with space for workshop
- Off road parking for three cars in tandem (and scope to create further parking if required)
- Landscaped garden to the rear with two patios and raised flower beds
- Cul de sac setting on the popular east side of the city





Ground Floor

For indicative purposes only.
Drawing Number : 147-0781

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