



£245,000

At a glance...



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**holland
& odam**

20 Wand Road
Wells
Somerset
BA5 1WD

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells High Street follow signs towards Glastonbury into Priory Road. At the Sherston roundabout take the second exit. Take the first turning left into Wand Road and then follow the road bearing to the left. 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
Management Charge circa
£310 per annum



Location

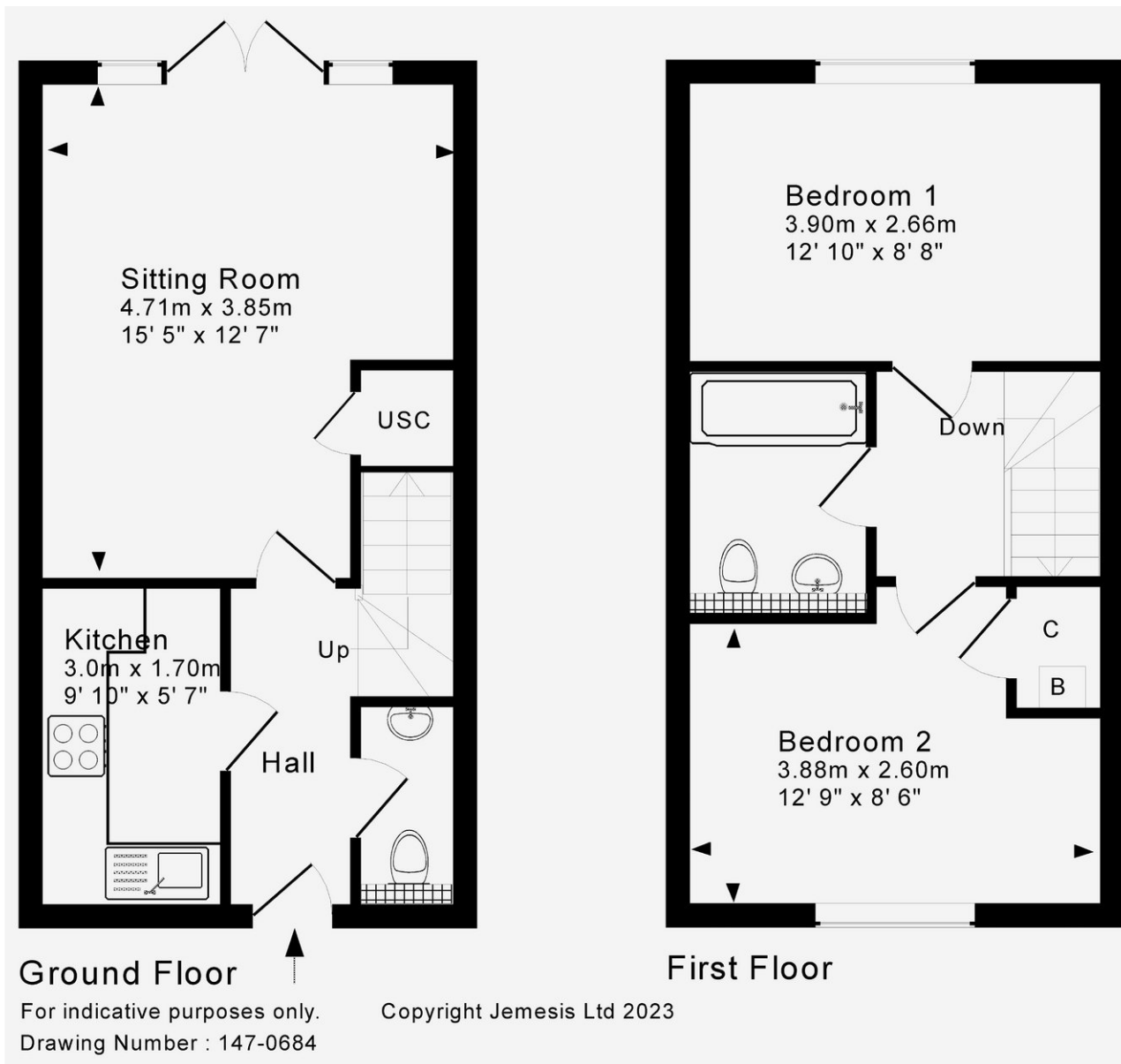
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. At the very heart of the city is the medieval Cathedral, Bishop's Palace and Vicars' Close (reputed to be the oldest surviving residential street in Europe). 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

Set on the popular Crest Nicholson site on the southern edge of the city and within easy walking distance of the city centre. Enjoying a south-facing rear garden and off road parking. A low maintenance and high efficiency property ideal for first time buyers, down sizers or those wanting a "lock up and leave".

- Modern terraced house on popular development
- Built by Crest Nicholson
- Two double bedrooms
- Level walk to city centre
- Energy rating B
- Low maintenance south facing garden to the rear
- Allocated off road parking for one car
- Cloakroom
- Sitting room/diner with doors to French doors to the garden
- South facing rear garden





DISCLAIMER

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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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