



£330,000

*At a glance...*



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**holland  
& odam**

52 Keward Avenue  
Wells  
Somerset  
BA5 1TS

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

**01749 671020**

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## Directions

From Wells city centre follow signs for Glastonbury A39. Pass Tinknells Country Shop and take the turning right into Jocelyn Drive. Take the third turning on the right into Keward Avenue. The property can be found on the right 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](http://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.

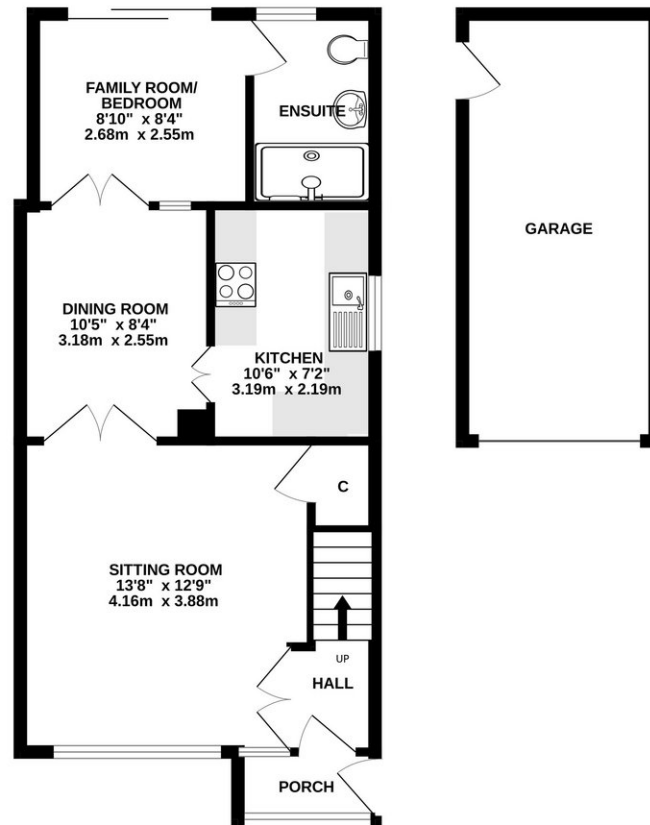
## Insight

A semi-detached house in a popular residential area with a ground floor extension to the rear providing a versatile extra room and wet room. The property has an enclosed rear garden and extended garage. Offered for sale with no onward chain.

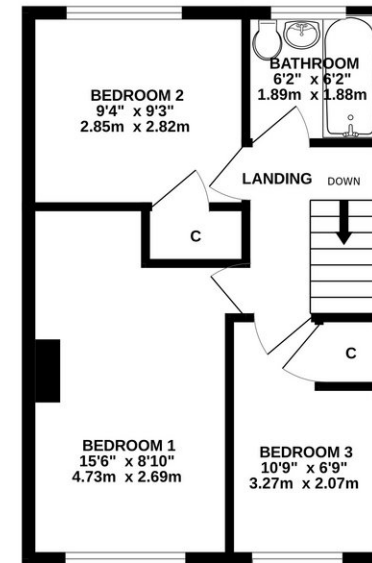
- Sitting room with feature fireplace and understairs storage
- Dining room opening into the kitchen
- Additional reception room or ground floor bedroom with wet room off
- Three first floor bedrooms and a family bathroom
- Driveway parking for two cars and an extended garage
- Enclosed, level garden to the rear
- Gas fired central heating and double glazed windows
- Well placed for access to a nearby Junior and Primary school, health centre and local shop
- No onward chain



GROUND FLOOR  
670 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.4 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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