



£450,000

At a glance...



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**holland
& odam**

92 St. Cuthbert Avenue
Wells
Somerset
BA5 2JS

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells High Street follow signs for Wookey Hole into Wookey Hole Road. Follow this road and take the fifth turning on the left into Goodymoor Avenue. Take the next turning right into St Cuthbert Avenue, the next left into Western Retreat. At the end of Western Retreat the property will be 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.

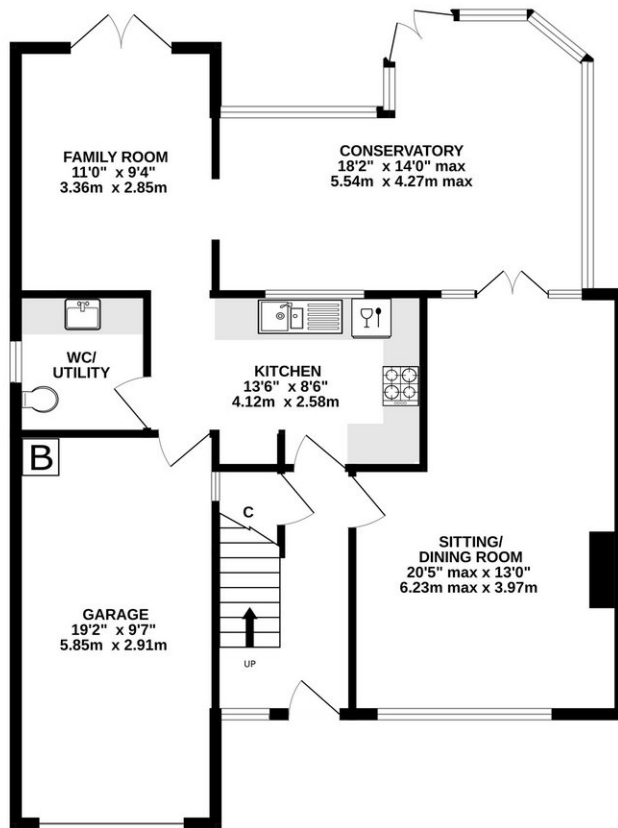
Insight

A well presented four bedroom home set in a quiet cul-de-sac location which has been well maintained by the present owners for over 27 years. Offering versatile accommodation and benefitting from having a rear garden of over 150ft. Certainly one to view!

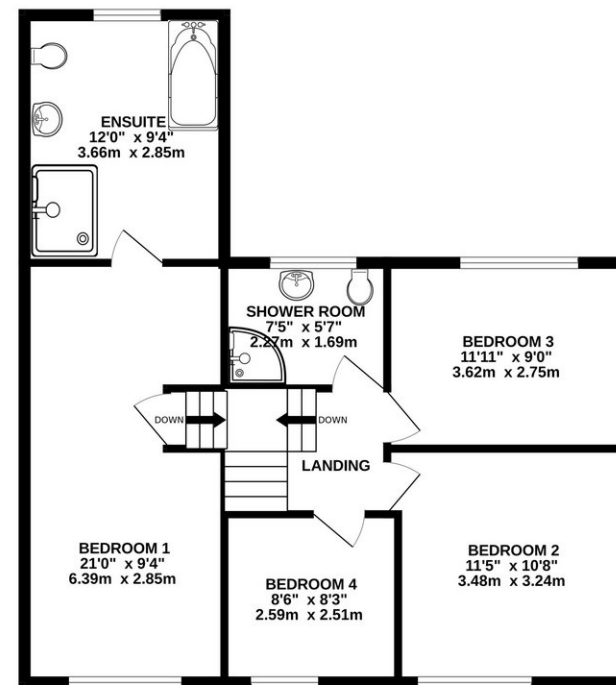
- Great family home with four bedrooms, three of which are generous doubles.
- Versatile living space comprising generous sitting room, family room and a large conservatory.
- Spacious principle bedroom with dressing area and stylish ensuite having a bath and separate walk in shower.
- The kitchen has been upgraded and has an integrated dishwasher, cooker and space for a fridge freezer. The gas boiler was installed in September 2022
- Integral garage with EV charging point and driveway parking
- Front garden laid to lawn while the rear garden measures 48.6m (159ft) x 10.4m (34ft). It is mainly laid to lawn and has a wildlife pond, shed, greenhouse and a variety of plants and shrubs.
- A gate at the end of the garden gives access to a footpath for local dog walks.



GROUND FLOOR
974 sq.ft. (90.5 sq.m.) approx.



1ST FLOOR
726 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 1699 sq.ft. (157.9 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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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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