



£399,950

At a glance...



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**holland
& odam**

39 Wheeler Grove
Wells
Somerset
BA5 2GB

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre follow signs for Cheddar A371 onto the Portway. Take the second turning on the right into Charter Way and the second left into Wheeler Grove and the property can be found straight ahead.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
someset.gov.uk

Tenure

Freehold



Location

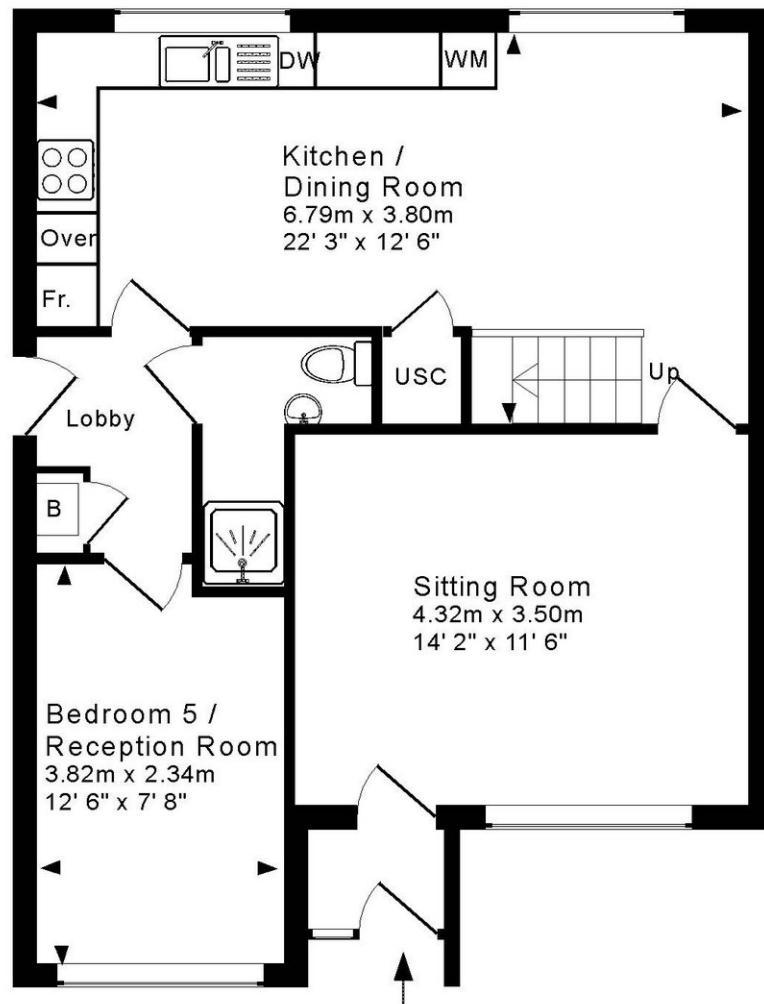
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 deceptively spacious semi-detached house with flexible and versatile accommodation set within a quiet cul de sac. With the ability to live entirely on the ground floor or, perhaps, to have a home office with independent access or just as a roomy family home. In excellent order throughout.

- Light and airy accommodation with large windows and pleasant views
- Sitting room with large window overlooking the cul de sac
- Generous dining kitchen to the rear of the property overlooking the garden
- Ground floor bedroom/snug/playroom/office with adjacent shower room
- Four first floor bedrooms and a shower room
- Gas fired central heating and double glazing
- Off road driveway parking for three cars to the front
- Level, enclosed garden to the rear with panel fencing and a large useful shed with power and light
- Quiet setting with easy access to the city centre and nearby schools

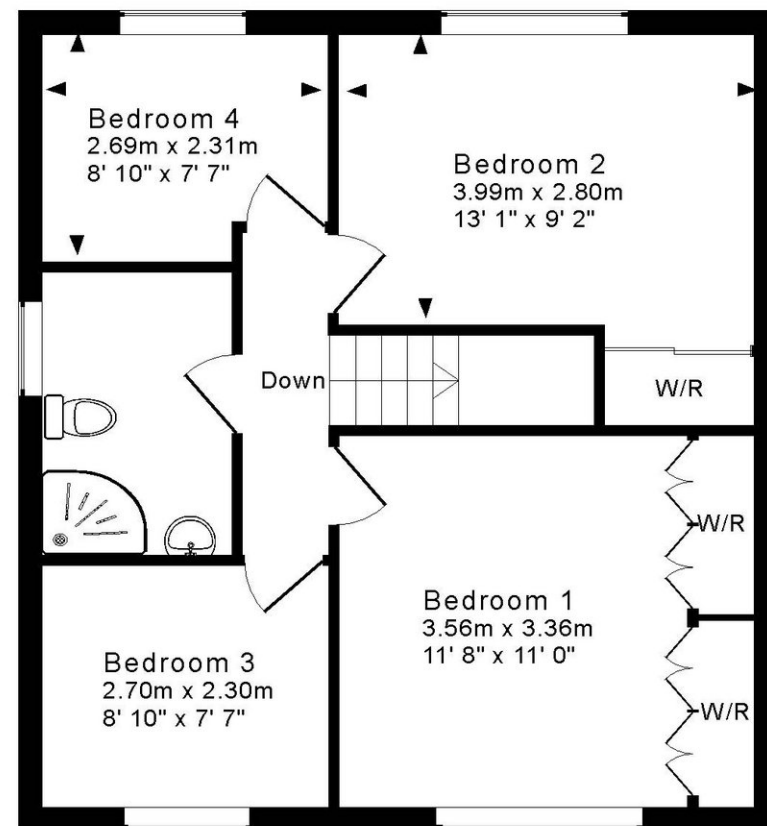




Ground Floor

For indicative purposes only.
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First Floor

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