



£365,000

At a glance...



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**holland
& odam**

20 Melbourne House Mews
Chamberlain Street
Wells
Somerset
BA5 2PG

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From the offices of Holland & Odam cross over the High Street and turn into Union Street. Follow this road up past the library and chapel to Chamberlain Street. Turn left and cross the road and walk behind Melbourne House. The property can be found to the rear of the development straight ahead.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold
Estate/Management Charges - £300 per annum.



Location

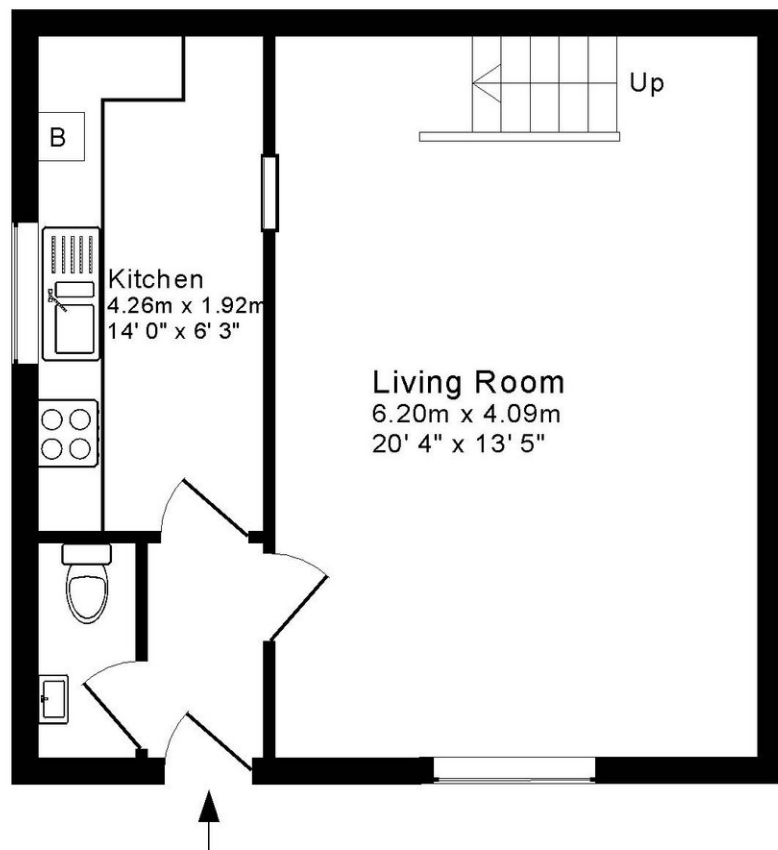
Melbourne House Mews is c.300 yards away from the High Street by foot yet feels quiet and secure. Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. 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 quarter-detached house set in this sought after development within easy reach of the city centre. Allocated parking space and additional visitors' parking and a level garden to the front with use of extensive communal gardens. A lovely spot - tucked away yet still incredibly convenient.

- Entrance lobby with cloakroom off
- Large living room with decorative electric fireplace and stairs to the first floor fitted with a stair lift
- Fitted kitchen with electric oven and hob, plumbing for washing machine and dishwasher.
- Three bedrooms with the two double bedrooms both having storage. The third bedroom has been used as a study
- The original bathroom has been re-fitted as a shower room with a large shower cubicle
- Level garden to the front enjoying a southerly aspect
- Extensive communal gardens with a formal garden to the front of the development and a more informal garden to the rear
- Allocated parking space and plenty of visitors' parking
- Offered for sale with no onward chain

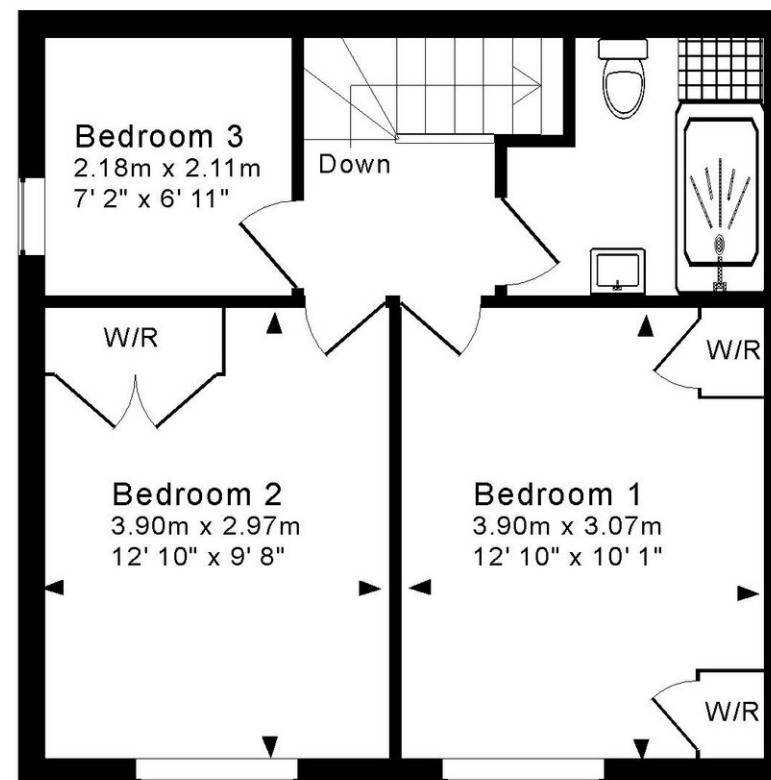




Ground Floor

For indicative purposes only.
Drawing Number : 147-0793

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First Floor

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