





Guide Price £980,000

To View:

Holland & Odam

55 High Street, Wells

Somerset, BA5 2AE

01749 671020

wells@hollandandodam.co.uk



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Energy Rating D

Council Tax Band G



Services

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

Local Authority

Somerset Council
03001232224
somerset.gov.uk

Tenure

Freehold

Directions

From the High Street follow the road onto Broad Street and then Priory Road. At the junction turn right onto Princes Road. Continue straight ahead at the traffic lights and pass the Esso garage. Turn left at the mini roundabout, passing Waitrose, and turn right at the traffic lights. Take the first left into Milton Lane and then at the T junction turn right onto Ash Lane. The property can be found on the right hand side.

Description

A detached house built in the early 1930's and set in one of the most sought after areas within the city. Set in a large, mature garden with a detached garage and plenty of parking this has been a much loved family home for nearly 40 years and retains a number of original features. Viewing highly recommended.

An enclosed porch opens into a generous reception hall with a feature staircase to the first floor with an under stairs cupboard and door out onto the rear garden. To the right is a large sitting room enjoying a double aspect. There is an open fire with stone surround and views across the rear garden.

From the hall another door leads into the dining room which also overlooks the rear garden. An inner lobby gives access to a ground floor cloakroom with the kitchen beyond. Within the kitchen there are solid wood wall and base units. Steps lead down into a garden room which was added by the current owners in 2002. This space is light and airy with a vaulted ceiling and doors onto the rear terrace. Used as an everyday dining area, it could be a soft seating space. At the end of the kitchen is a utility room with a gas fired boiler and external door.

On the first floor there are four double bedrooms: three of these enjoy double aspects and three also have southerly, far-reaching views. There is a family bathroom with separate shower adjacent to the principal bedroom and a further bathroom and separate W.C.

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. The property is within easy walking distance of Wells Blue School (secondary) and Stoberry Park School (primary) as well as Wells Cathedral School.





To the front of the property there is a wall with hedging and a double gate leading into the parking area and giving access to a detached garage with power and light.

To the east side of the property there is a useful space with a door into the utility room.

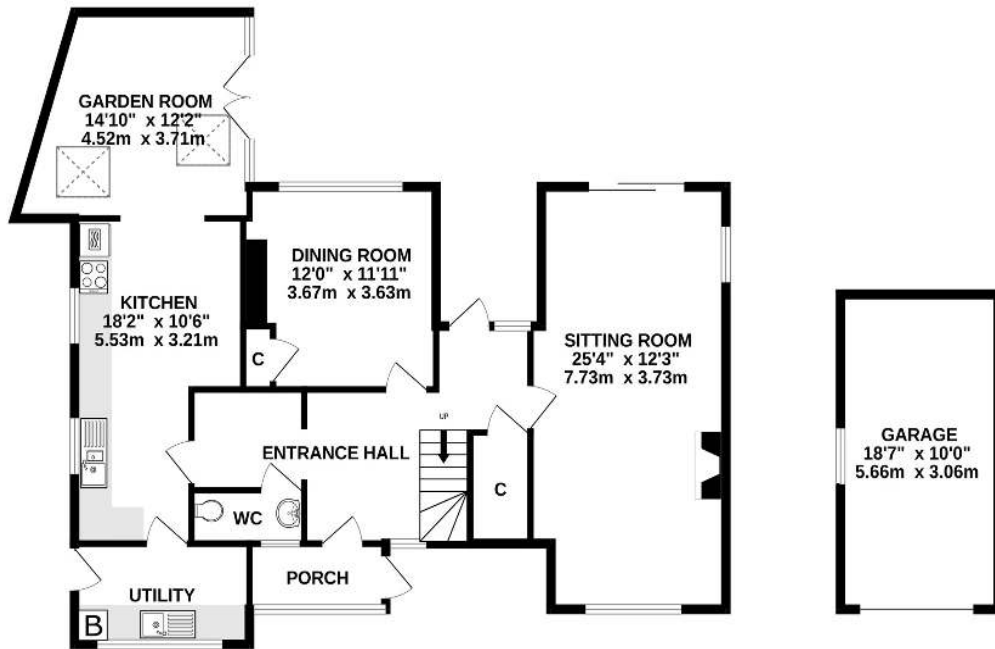
A notable feature is the south-facing rear garden which has a very gentle sloping lawn with a number of mature trees and a variety of shrubs. A really lovely space! The total plot extends to just over 1/3 acre.



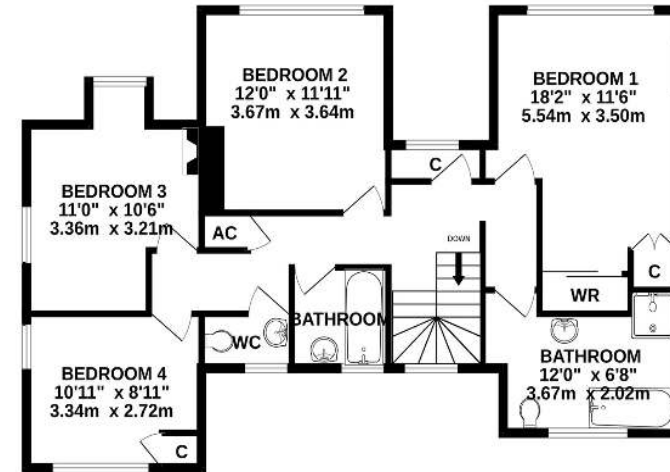
- Light and airy accommodation with views over the city of Wells and countryside beyond
- Entrance hall with wooden parquet floor and access to the rear garden
- Large double aspect sitting room with open fireplace
- Dining room with wood parquet floor overlooking the garden
- Kitchen with solid wood units, leading into a garden room with access to the rear garden
- Utility room and ground floor cloakroom
- Four good sized bedrooms and two bathrooms
- Set in a plot of just over 1/3 acre with a south-facing rear garden



GROUND FLOOR
1247 sq.ft. (115.9 sq.m.) approx.



1ST FLOOR
839 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 2086 sq.ft. (193.8 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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