





£625,000

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 D



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

On foot from the offices of Holland & Odam turn immediately right into Mill Street. The property can be found at the very end of the street on the left hand side with a For Sale board displayed.

Description

This period, detached house offers a rare combination of parking, garage and a courtyard garden whilst being only a short, level walk from the High Street. Refurbished and upgraded to an exceptionally high standard this stylish home is offered for sale with no onward chain. Viewing essential.

As you enter the front door it becomes instantly obvious that this is not just a standard house in the centre of the city. The stylish sitting room enjoys plantation shutters and a remote control feature electric fire. There's a useful understairs store cupboard and the property benefits from the triple aspect light that come from the open plan nature of the layout. The kitchen diner has bi-fold doors to the rear courtyard to help connect you to the outside and the units contain integrated fridge freezer, microwave, induction hob (with recirculating hood above), oven and dishwasher. There is also a ground floor cloakroom with gas fired boiler supplying central heating and hot water.

On the first floor there are two double bedrooms with one having a dressing area or, perhaps, a study area. Both are served by a well appointed bathroom with double ended bath with overhead and hand held shower above.

On the top floor there is a lovely principal bedroom with extensive under eaves storage and an en suite including a walk-in shower. The views to the west over the roof line of Wells to Glastonbury Tor are stunning.

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.



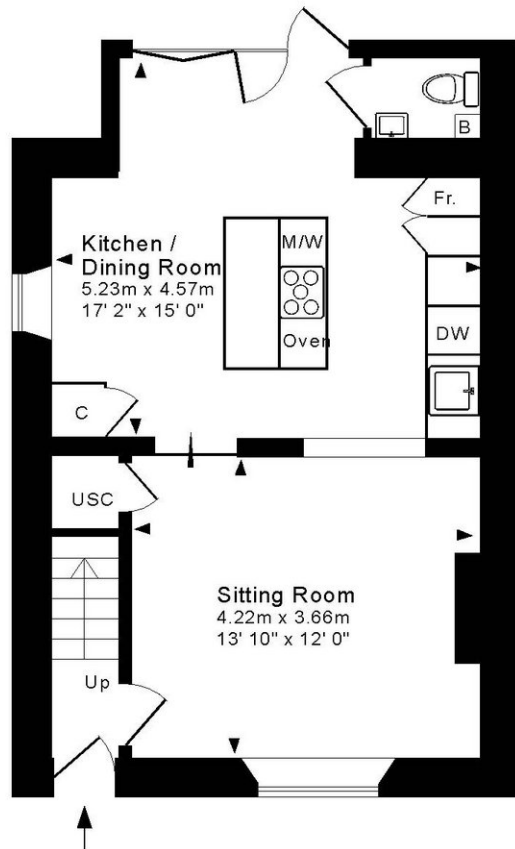


To the side of the property there is a gravelled area of parking for one vehicle.

To the rear is a private and very secure courtyard with power, light and water tap. The raised beds incorporate built-in bench seating and has been designed for easy maintenance. A personnel door takes you into the garage which has plenty of room to get a car in and open the doors. At one end of the garage is a utility area with sink and plumbing for washing machine with additional space for tumble dryer and freezer and a remote control shutter door at the other end leading onto Mill Street.

- Sitting room with feature remote control electric fire and plantation shutters
- Kitchen diner with a large island unit with sleek units and integrated appliances
- Ground floor cloakroom
- Two first floor bedrooms
- Well appointed family bathroom with double ended bath (shower over)
- Top floor bedroom with extensive under eaves storage and en suite shower room
- Parking space and generous single garage with utility area
- Low maintenance courtyard garden with water tap, lighting and power
- Designed and decorated with great finesse and thoughtfulness throughout

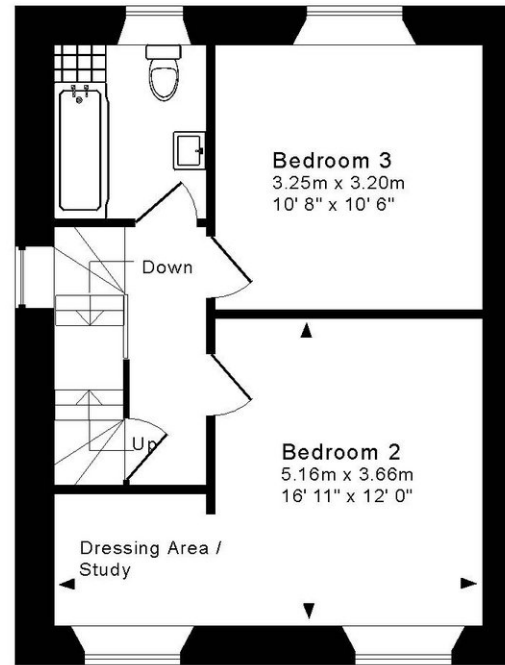




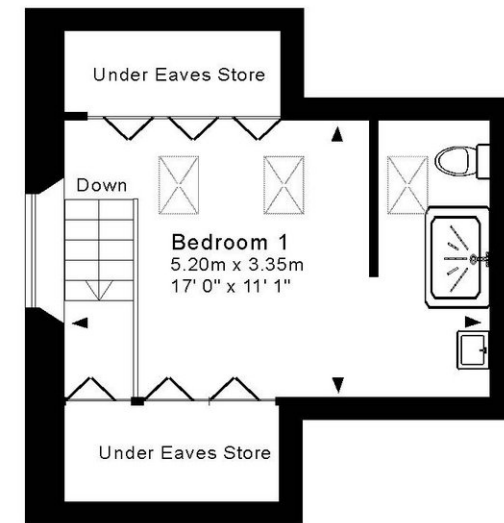
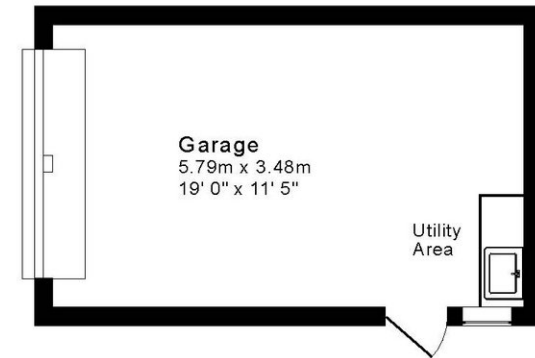
Ground Floor

For indicative purposes only.
Drawing Number : 147-0797

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First Floor



Second Floor

RESIDENTIAL LETTINGS : Holland & Odam offer a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.

FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01749 671020 and we can arrange a free consultation for you at a time and a place to suit you with The Levels Financial. *

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