



£240,000

*At a glance...*



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**holland  
& odam**

8 Nimrod Way  
Wells  
BA5 2GQ

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

**01749 671020**

[wells@hollandandodam.co.uk](mailto:wells@hollandandodam.co.uk)





## Directions

From the relief road follow signs for Wookey Hole via Wookey Hole Road. Continue along this road until you come upon the David Wilson development and take the second turning onto Penleigh Road and the next left onto Nimrod Way where the property can be found.

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold  
Estate/Management Charges TBC





## Location

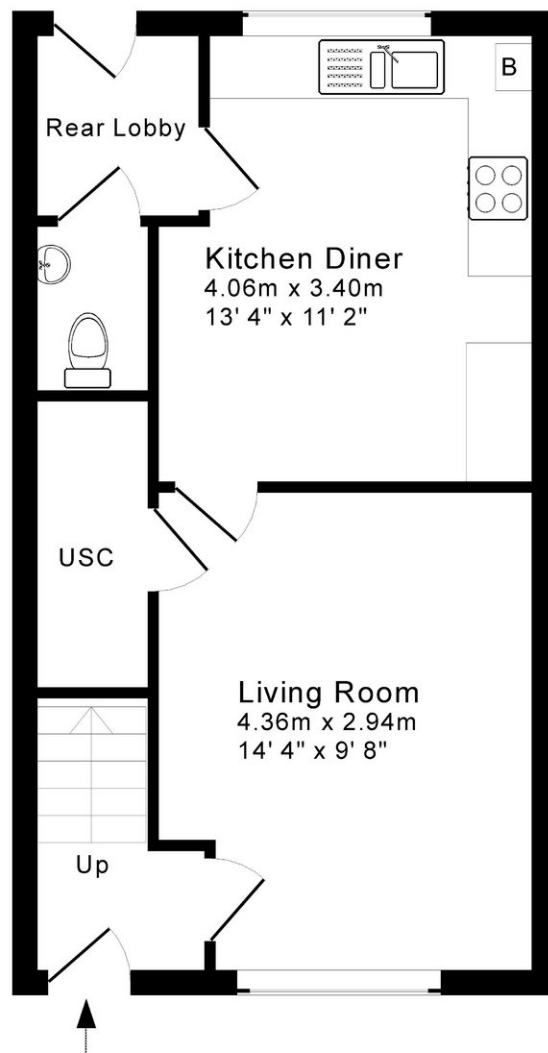
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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

Set on the western side of the city this David Wilson-built mid-terrace house offers a great way to get onto the housing ladder for first time buyers, a down size or a great buy-to-let. Neutrally decorated throughout there are two double bedrooms with a bathroom and a ground floor cloakroom. No onward chain.

- No onward chain
- South-facing rear garden with shed and rear access
- Neutrally decorated
- Ground floor cloakroom
- Good sized rooms
- Two double bedrooms (both with built-in storage)
- Gas central heating
- 2 allocated parking spaces in front of the property
- 10 year NHBC from 2018

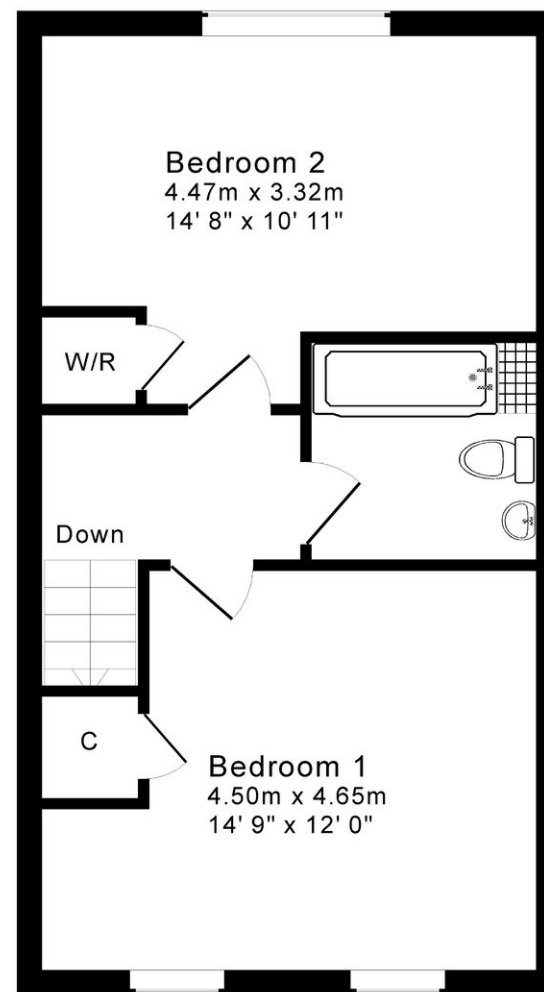




## Ground Floor

For indicative purposes only.  
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## First Floor

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