



£1,150,000

*At a glance...*



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**holland  
& odam**

56 Ash Lane  
Wells  
Somerset  
BA5 2LS

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

**01749 671020**

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





## Directions

From Wells High Street follow signs for Bristol A39 onto the Relief Road. Turn left into Milton Lane and follow to the T-junction. Turn left onto Ash Lane. The property can be found on the right hand side with a high stone wall to the front.

## 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





## Location

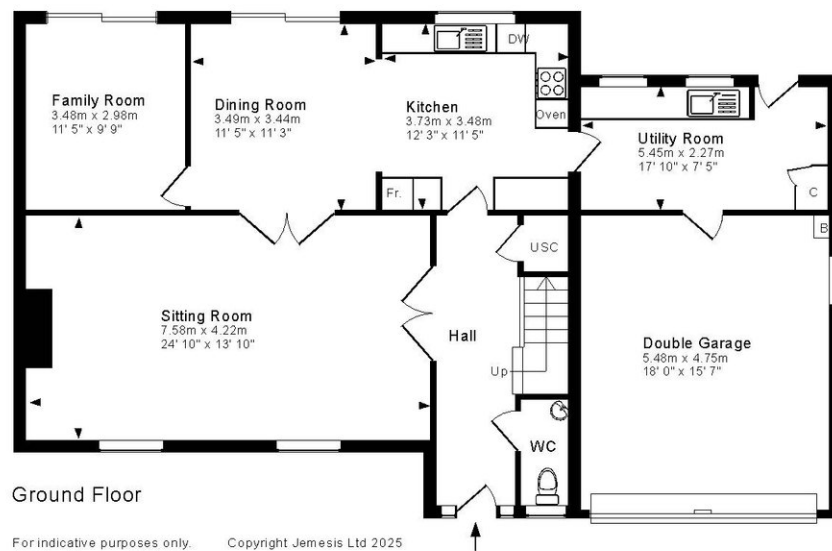
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22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

## Insight

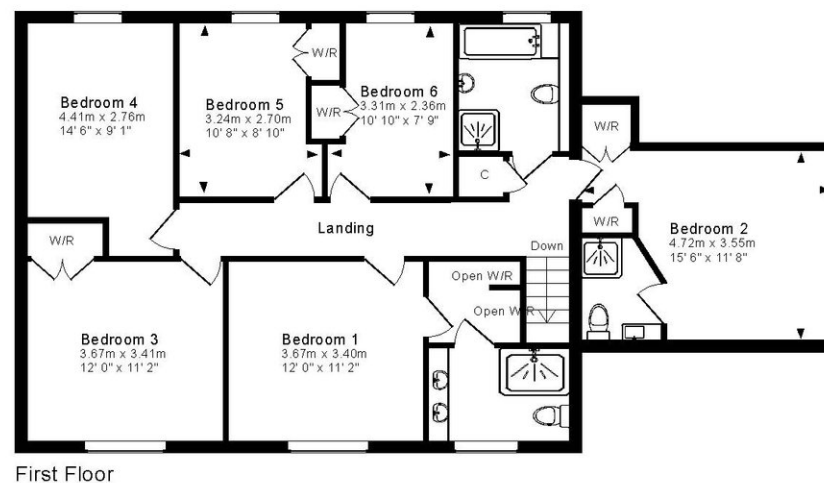
An immaculately presented six bedroom property in the desirable location of Ash Lane. Having been greatly improved by the present owner making it into a fabulous home. It is extremely light throughout and offers versatile living accommodation. Private rear garden with double garage and driveway parking.

- Updated throughout with a new kitchen, bathroom, two en-suites and boiler along with full redecoration and carpets.
- Large open plan kitchen / dining room with integrated Neff appliances and Quartz worktop.
- Utility room with space for washing machine, tumble dryer, fridge and freezer which in turn has a door into the double garage.
- Deceptively spacious and versatile accommodation with six bedrooms of which two are en-suite.
- Sitting room with a southerly aspect and a further family room with patio doors leading out onto the rear garden.
- Double garage with electric roller door and driveway road parking.
- Countryside walks on the doorstep along with easy access to the city centre and local amenities.
- Secure and easily maintained garden to the rear measuring approx 18.9m (62ft) x 15.2m (50ft).





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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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