



Guide Price
£435,000

At a glance...



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**holland
& odam**

3 Kidder Bank
Wells
Somerset
BA5 3JT

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre follow signs for the Horringtons B3139 into St Thomas Street. Continue into Bath Road and take the next turning left into Hawkers Lane. Take the second turning on the left into Colles Road and at the end of the road turn right into Kidder Bank and the property can be found on the right hand side with a for sale board displayed

Services

Mains electricity, gas, water and drainage are connected. Gas boiler providing vented warm air central heating and hot water.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Set on the popular east side of the city with far reaching views. 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.

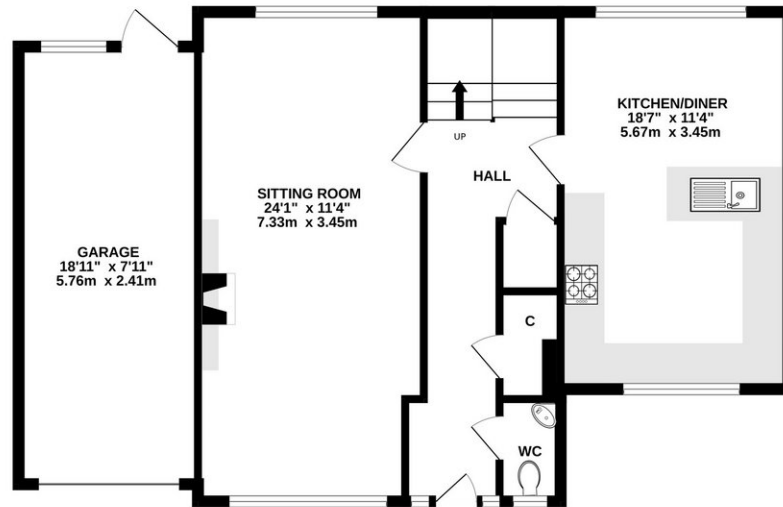
Insight

A detached house in a popular area offered for sale with no onward chain. With lovely, far-reaching views to the front and an enclosed garden to the rear the property enjoys 4 generous bedrooms. Viewing essential.

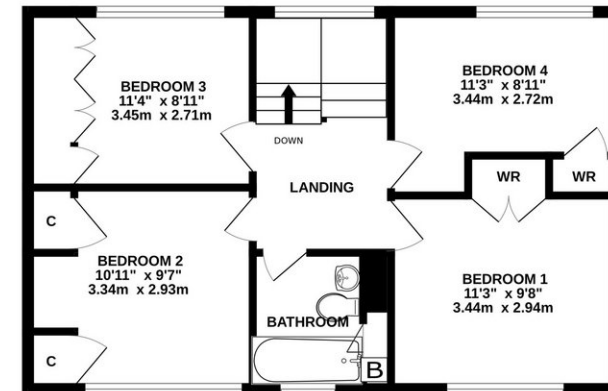
- Entrance hall with cloakroom off and built-in storage
- Double aspect sitting room
- Double aspect kitchen diner with an extensive range of wall and base units
- Four generous bedrooms all with built-in or fitted storage
- Family bathroom
- Vented warm air heating and gas fired boiler supplying hot water
- Double glazed throughout
- Single attached garage and driveway parking
- Rear garden extending to c.57' x 51' (17.6m x 15.5m)
- Offered for sale with no onward chain



GROUND FLOOR



1ST FLOOR



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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