



£285,000

At a glance...



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**holland
& odam**

67 Welsford Avenue
Wells
Somerset
BA5 2HY

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells High Street follow signs for Wookey Hole into Wookey Hole Road. Take the second turning left into Blake Road and then right into Welsford Avenue. The property can be found on the left hand side.

Services

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

Local Authority

Somerset Council
0300 1232224
someset.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.

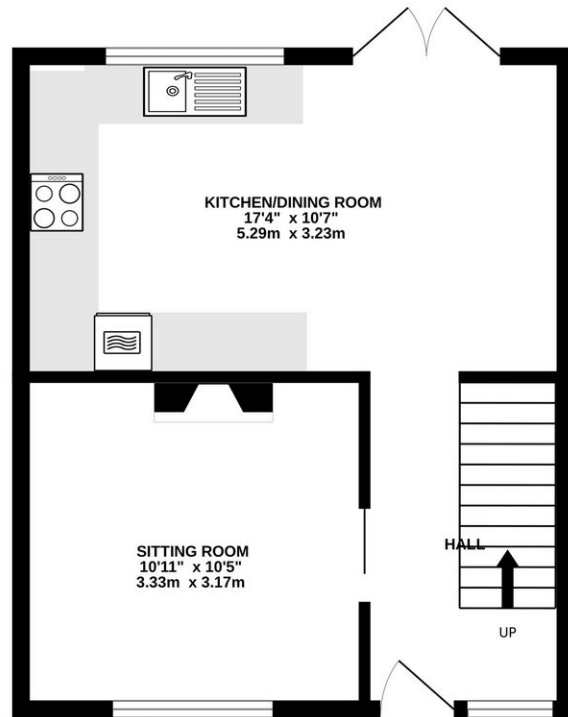
Insight

A three bedroom mid-terraced property in the popular area of Welsford Avenue. With a generous size kitchen dining room and south facing rear garden. Ideal for a first-time buyer or someone looking to downsize.

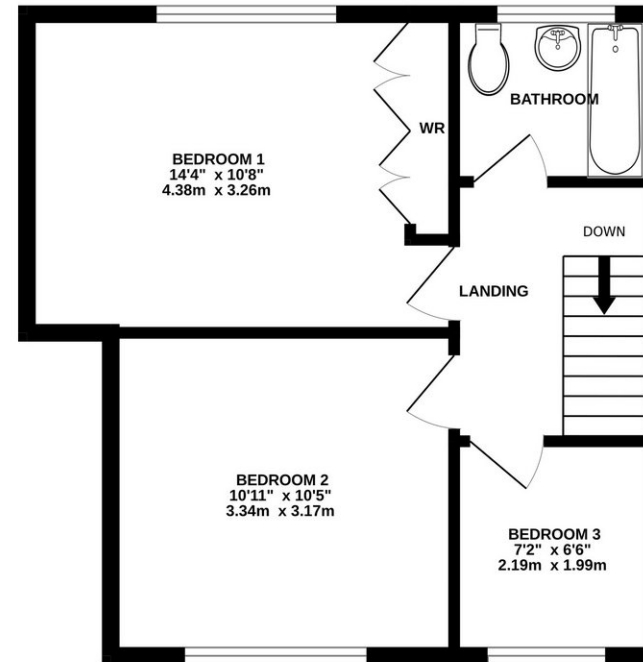
- Large principle bedroom with built in storage cupboards. Bedroom two is a another generous double while bedroom three is a single
- Family bathroom comprising toilet, wash handbasin, bath with shower over
- Shared side alleyway providing access to the rear garden
- Generous entrance hall with ample space for coats and shoes
- Updated kitchen with integrated double oven, electric hob and dishwasher. French doors lead out onto the patio and rear garden
- The roof was stripped and re-felted in November 2024
- Enclosed south facing rear garden measuring 12.6m x 6.20m approx. Predominantly laid to lawn with a rear patio
- Lapsed Planning Permission for a single storey rear extension and front porch which was granted in January 2021 reference - 2020/2581/HSE



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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