



£215,000

*At a glance...*



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**holland  
& odam**

14 Powell Court  
Charter Way  
Wells  
Somerset  
BA5 2FR

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

**01749 671020**

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





## Directions

From Wells city centre follow signs for Cheddar A371 onto the Portway. Take the first turning on the right into Charter Way and then the third right into Powell Court and the property can be found on the right hand side.

## 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.

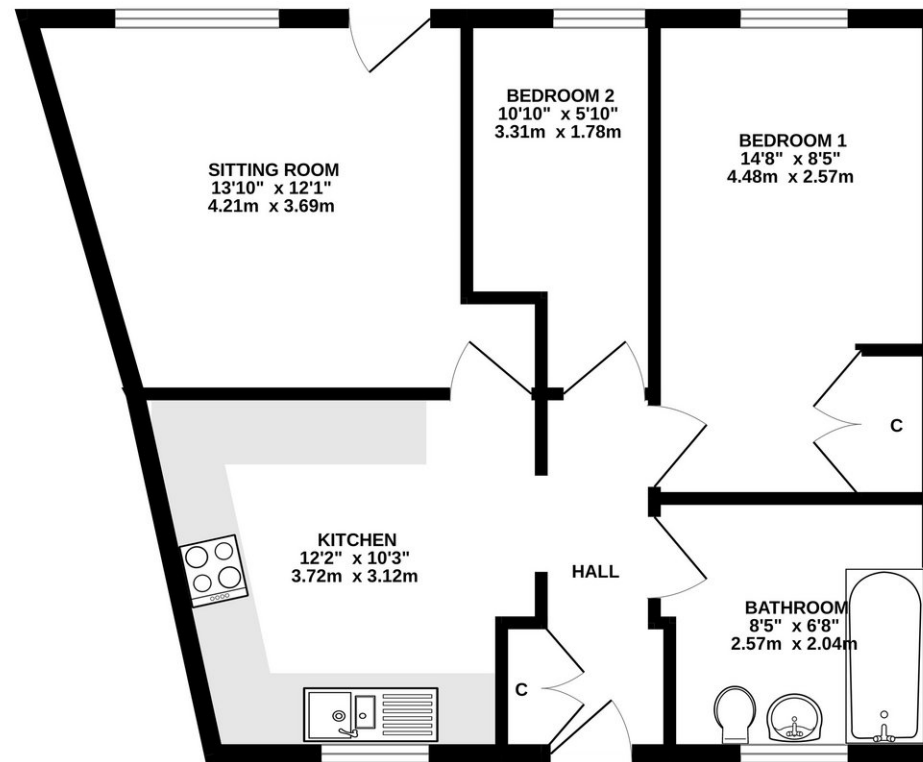
## Insight

A mid terrace bungalow set in a good sized level plot with scope to provide parking to the front (subject to the necessary permission). The property is well presented with a modern kitchen and bathroom. Great first time buy or buy to let investment property.

- Entrance hall with storage
- Sitting room with access onto the rear garden
- Well appointed kitchen with oven and hob and extensive storage
- Two bedrooms (one with double wardrobe and the other currently used as a dressing room)
- Bathroom with shower over the bath
- Gas central heating and double glazed throughout
- Level, rear garden extending to c.28' x 27' (8.4m x 8.6m) with patio and storage shed
- Front garden with scope to provide hardstanding (subject to the necessary permission)
- Scope to extend to the rear (subject to permission)



GROUND FLOOR  
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 557 sq.ft. (51.8 sq.m.) approx.

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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