



£485,000

*At a glance...*



4



2



2

EPC

B

COUNCIL  
TAX

E

**holland  
& odam**

5 Hayes Drive  
Wells  
Somerset  
BA5 2GR

**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. Pass the turning on the right into Ash Lane and the turning on the left into Goodymore Avenue. Take the second of the two turnings on the left signposted Penleigh Road and then take the next turning left into Hayes Road. The property can be found immediately on your left on the corner

## 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  
Service/Maintenance Charges approx' £180pa





## 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.

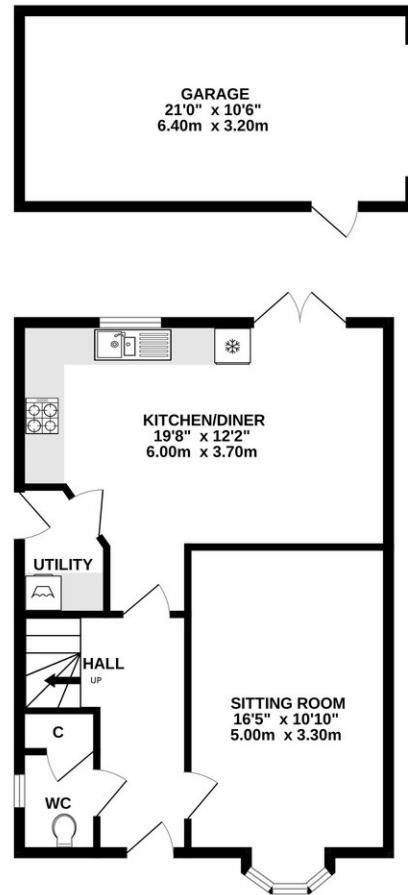
## Insight

An immaculately presented four bedroom detached home with a spacious kitchen / dining room. Benefitting from having a separate utility room along with a large sitting room, garage and driveway parking.

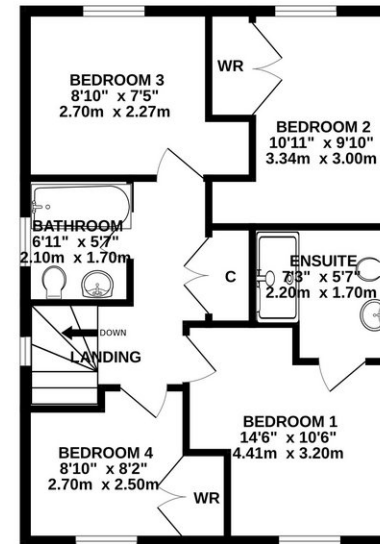
- Incredibly well presented throughout with a high EPC rating of 85 / B
- Well appointed kitchen with integrated six burner gas hob, double oven, fridge freezer and a dishwasher. The utility room has space for a washing machine and a tumble dryer.
- Four bedrooms, two having built in wardrobes and TV points with the principle bedroom having a large ensuite shower room.
- Large sitting room with ample space for a large sofa and armchairs with an attractive bay window.
- Downstairs cloakroom with access to a good size storage cupboard. In addition, there is further storage in a large understairs cupboard.
- French doors lead out from the dining area onto the rear patio and garden.
- The rear garden has a large patio and is partially laid to lawn with a side gate giving access.
- The garage can be accessed from the garden which has light and power with a further parking space on the driveway.



GROUND FLOOR  
791 sq.ft. (73.5 sq.m.) approx.



1ST FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1354 sq.ft. (125.8 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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