



£425,000

At a glance...



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**holland
& odam**

9 Bedford Road
Wells
Somerset
BA5 3NH

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 and continue into Bath Road. Go past the Budgens garage on the right. Bedford road is the second right turn after the garage where the property will be found on the left.

Services

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

Local Authority

Somerset Council
0300 1232224
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 (within easy reach of the property), 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. The property is within easy walking distance of the Blue School and Wells Cathedral School.

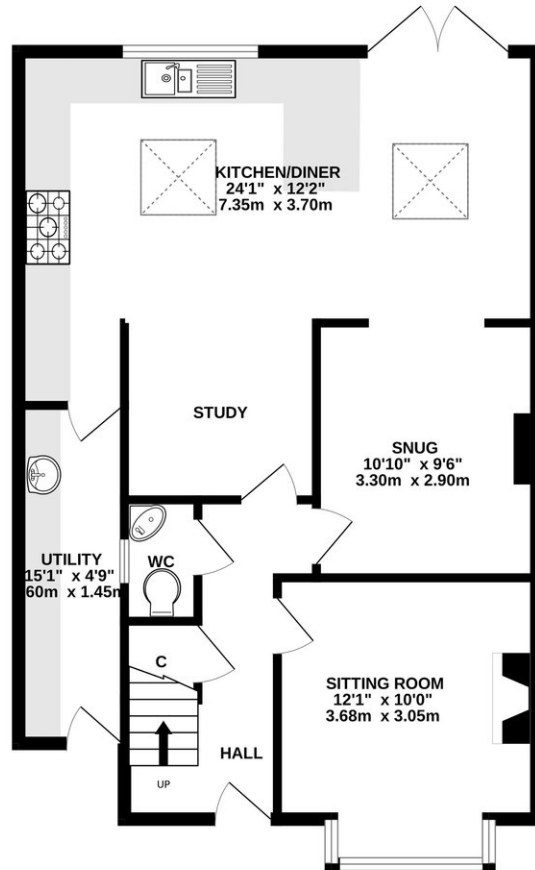
Insight

A well presented three bedroom house with extended ground floor accommodation. Being deceptively spacious and set in the popular East side of Wells. Benefitting from having a utility room, off road parking and enclosed rear garden. No Onward Chain.

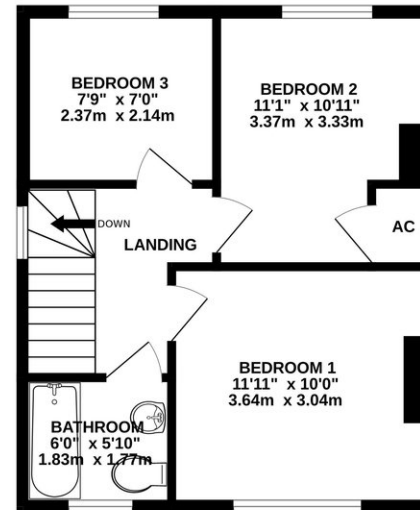
- Spacious open plan kitchen / dining room which leads into the cosy snug
- Separate sitting room with a bay window and woodburning stove
- Two double bedrooms and a single with one double having built in storage cupboards
- French doors lead out from the dining area to the rear garden which has a patio, lawned section and some raised beds to the rear
- Modern bathroom with shower over
- Generous utility room with space for a washing machine, tumble dryer, fridge and freezer
- Far reaching views over Wells towards the Cathedral including St. Cuthberts Church and St. Thomas Church
- Close to Wells golf club with countryside walks nearby
- Being offered 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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