



£305,000

*At a glance...*



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**holland  
& odam**

1 Wolsey Close  
Wells  
Somerset  
BA5 2ET

**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 Glastonbury A39. Pass the police station and take the next turning right into Jocelyn Drive. Take the third turning on the right into Keward Avenue. The property can be found on the right hand side on the edge of Wolsey Close and Jocelyn Drive with a for sale board displayed.

## 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

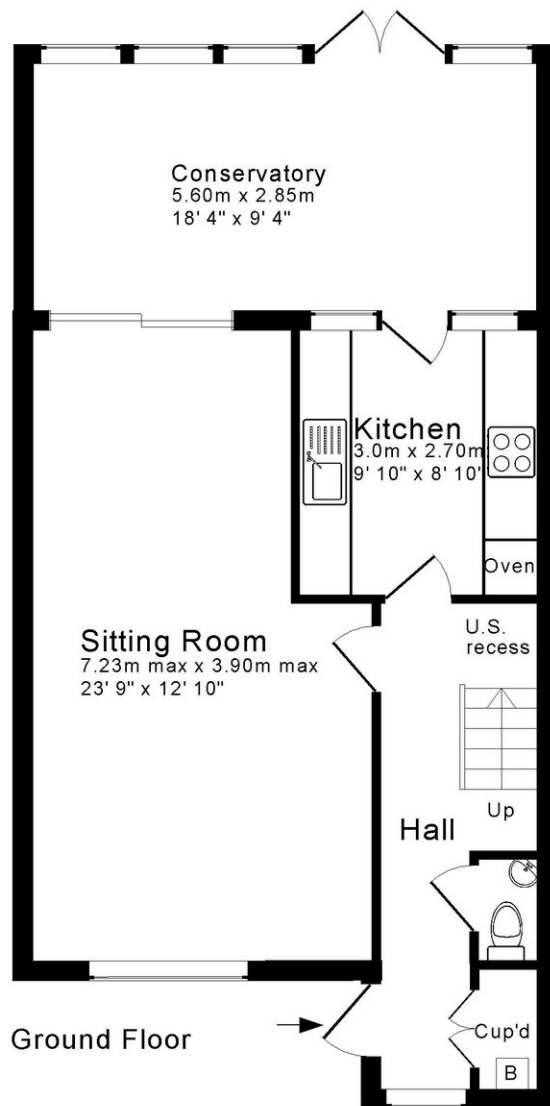
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 good sized three bedroom house offered for sale with no onward chain. The property has the benefit of a ground floor cloakroom and has been extended with a large conservatory to the rear. Within easy reach of a popular primary school and a level walk into the city centre.

- No onward chain
- Great family home
- Extended with a large conservatory to the rear
- 3 generous bedrooms
- Enclosed garden to the front and rear
- Off road parking to the rear
- Gas fired central heating and double glazed windows
- Convenient for a popular infants and juniors school nearby
- Local shop and a level walk into the city centre

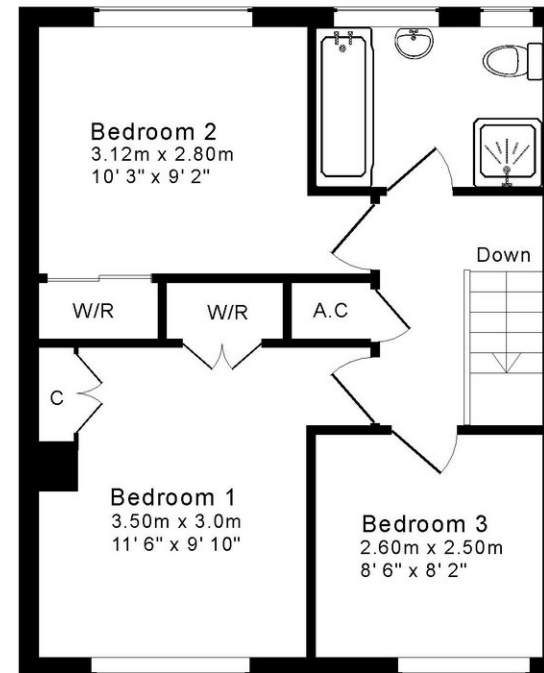




Ground Floor

For indicative purposes only.  
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First Floor

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