



£380,000

*At a glance...*



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**holland**  
& **odam**

61 Mount Pleasant Avenue  
Wells  
Somerset  
BA5 2JG

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

**01749 671020**

[wells@hollandandodam.co.uk](mailto: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. Take the first left into Mount Pleasant Avenue and continue towards the end of the road where the property can be found on the left hand side 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

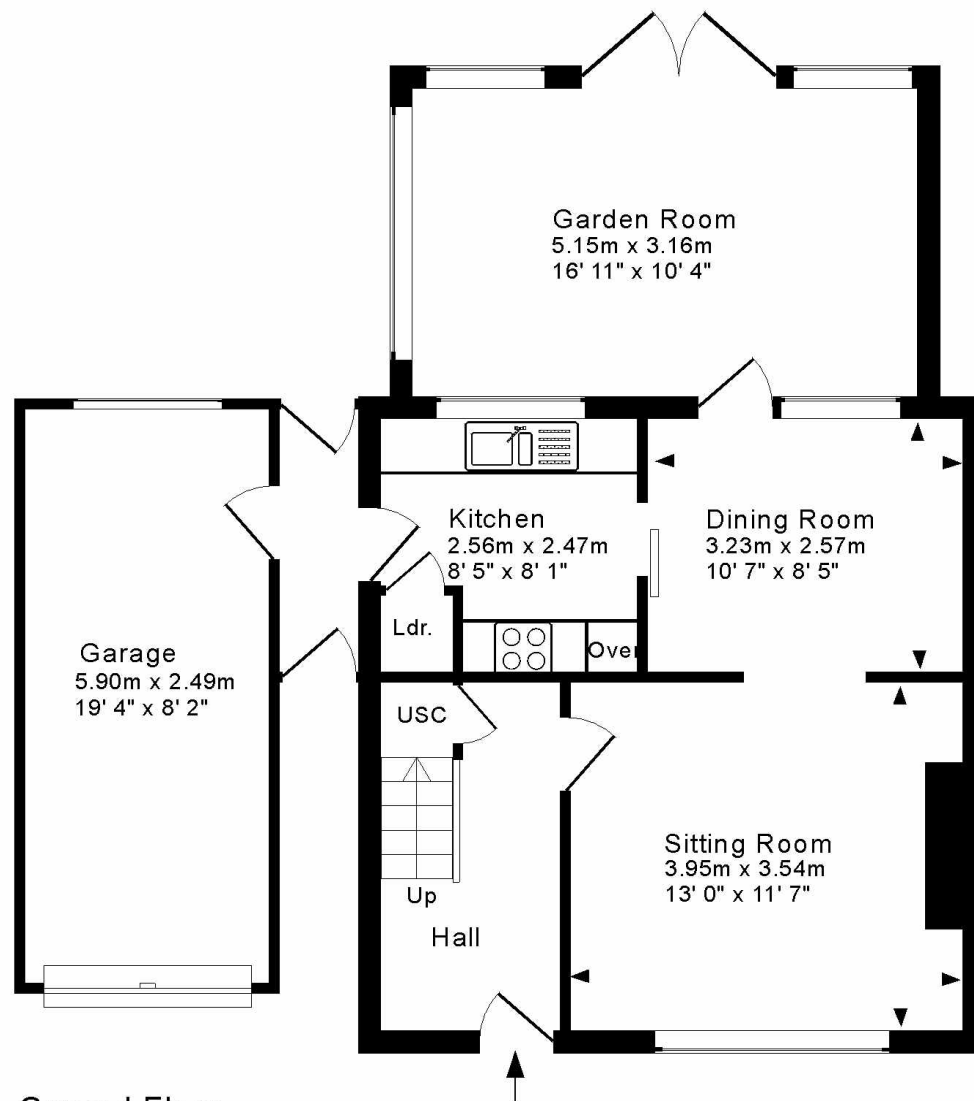
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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

First time on the market since being purchased brand new in 1962 this much loved family home offers a 120' long rear garden and huge potential to extend further (stpp). There is an existing ground floor extension giving an extra reception room from which to enjoy the gorgeous back garden. No onward chain. Viewing highly recommended.

- Entrance hall
- Sitting room with former fireplace
- Dining room opening into the kitchen with larder cupboard and fitted units.
- Garden room extension with french doors onto the patio and garden beyond
- Three bedrooms and a shower room (originally a bathroom)
- Attached garage with power and light with additional driveway parking to the front
- 120' long rear garden with patio, lawn, mature shrubs and a greenhouse
- Huge potential to extend further (stpp) and create a much larger property
- Level walk into the city and within easy reach of a number of schools
- No onward chain complications

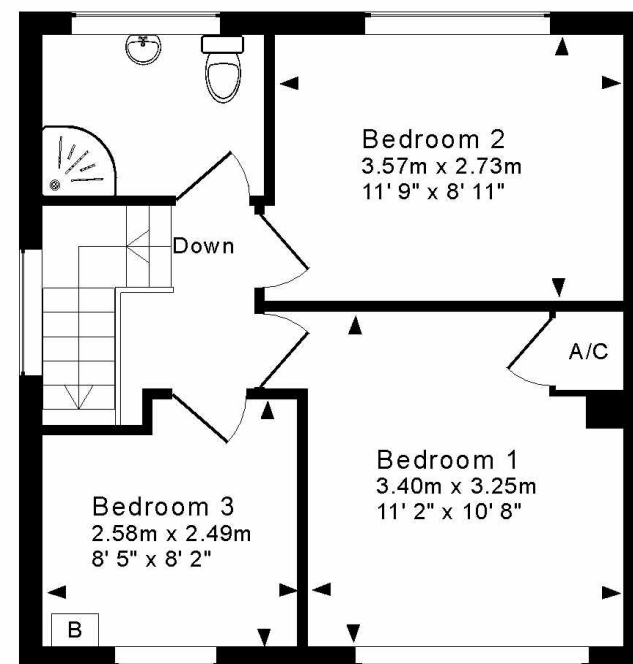




**Ground Floor**

For indicative purposes only.  
Drawing Number : 147-0824

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**First Floor**

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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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