



£175,000

*At a glance...*



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**holland  
& odam**

Flat 2  
20 High Street  
Wells  
Somerset  
BA5 2SG

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

**01749 671020**

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



## Directions

From our office proceed up the High Street where the property can be found on the left hand side above The Blue Cross charity shop. Access is via the double gates.

## 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

Leasehold

Lease expires 31 December 2999. Management charge of £60 per month, also one third contribution towards insurance.

No ground rent.



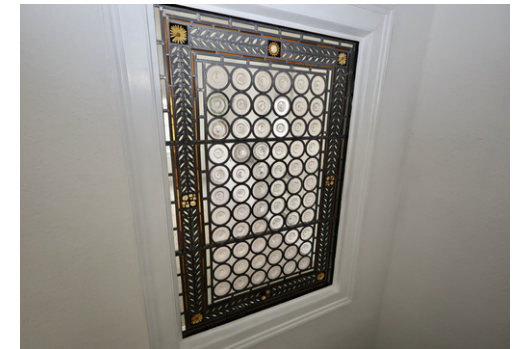
## Location

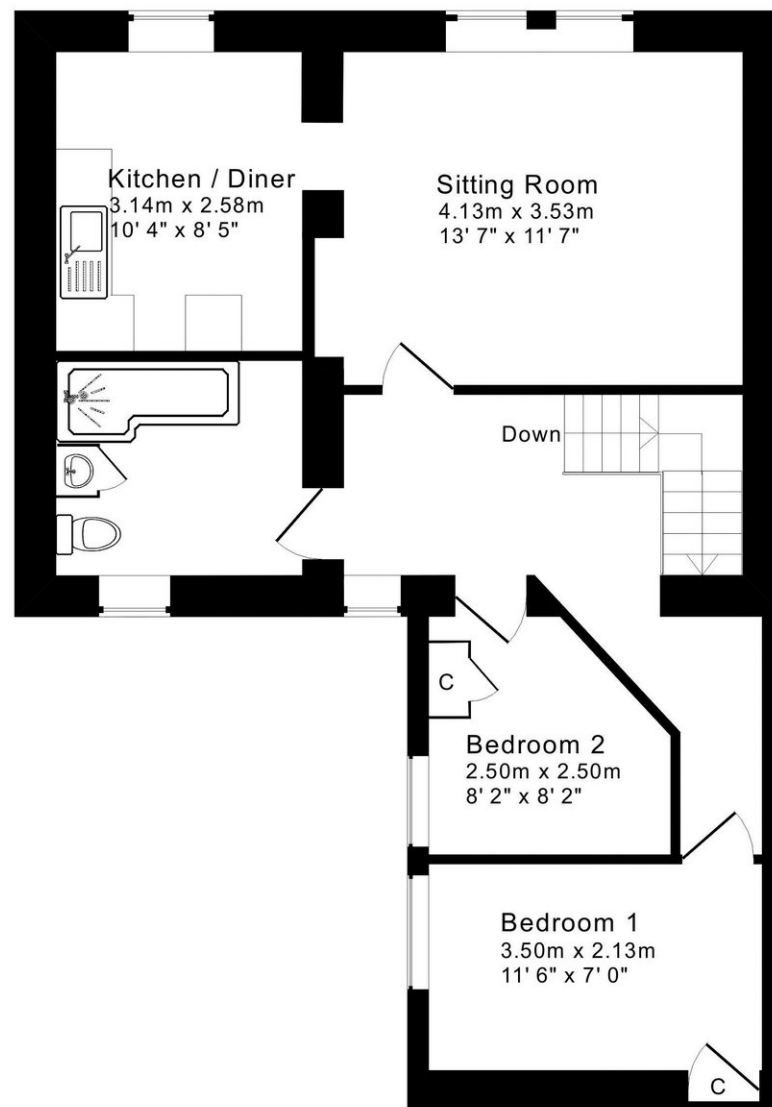
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 well presented, light and airy apartment set on Wells High Street with masses of character and a really lovely atmosphere. Offered for sale with no onward chain. Internal viewing definitely recommended to fully appreciate this one!

- A really charming flat with lots of character
- No onward chain
- Views over Wells High Street from the kitchen diner and the sitting room
- Dining kitchen with built-in seating
- Sitting room with built-in furniture and feature stained glass
- Re-fitted bathroom with shower bath
- Two bedrooms (one with cupboard housing the boiler)
- Achieving consistent rental in recent years. Anticipated rental of £800 p.c.m..
- Private entrance door leading to first floor landing





For indicative purposes only.  
Drawing Number : 147-0369

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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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