



£379,950

At a glance...



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**holland
& odam**

39 Penleigh Road
Wells
Somerset
BA5 2FA

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

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 the property can be found on the right hand side. A for sale board is displayed. What3Words ref ///ruling.committee.jammy

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold
Estate/Management Charges £201.09 per annum



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 semi-detached house built by David Wilson in 2020 with the remainder of a 10 year NHBC guarantee. Well maintained throughout the property offers versatile accommodation over three floors. West-facing low maintenance garden with patio and shed and to the side is a garage and driveway parking.

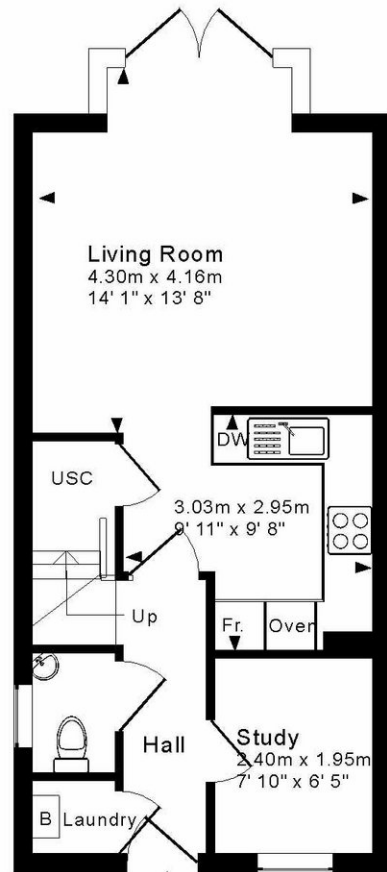
- Entrance hall with laundry cupboard and ground floor cloakroom
- Well equipped kitchen with living room off with a bay window opening into the rear garden
- Study/snug ideal for homeworking
- Master bedroom with en suite shower room and double wardrobe
- Three further good sized bedrooms with one currently used as a further reception room
- Family bathroom with thermostatic shower over the bath
- Low maintenance west-facing garden with patio, shed and water tap. c.8.5m x 4.5m
- Garage with power and light and 12.6m driveway with parking for 2 to 3 cars
- Open aspect to the front with plenty of additional visitors' parking



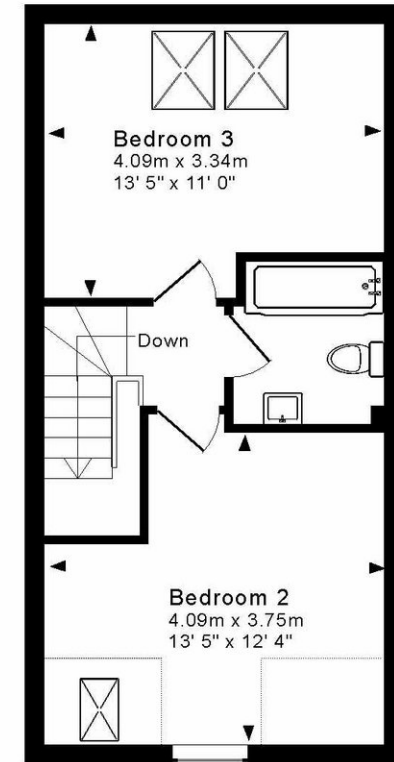


Ground Floor

For indicative purposes only.
Drawing Number : 147-0834



First Floor



Top Floor

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