



£399,950

At a glance...



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**holland
& odam**

Louvaine House
Keward
Wells
Somerset
BA5 1TR

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre follow signs for Glastonbury A39 onto Glastonbury Road. Pass the Health Centre on the right and the property can be found just after on the same side.

Services

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

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, 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.

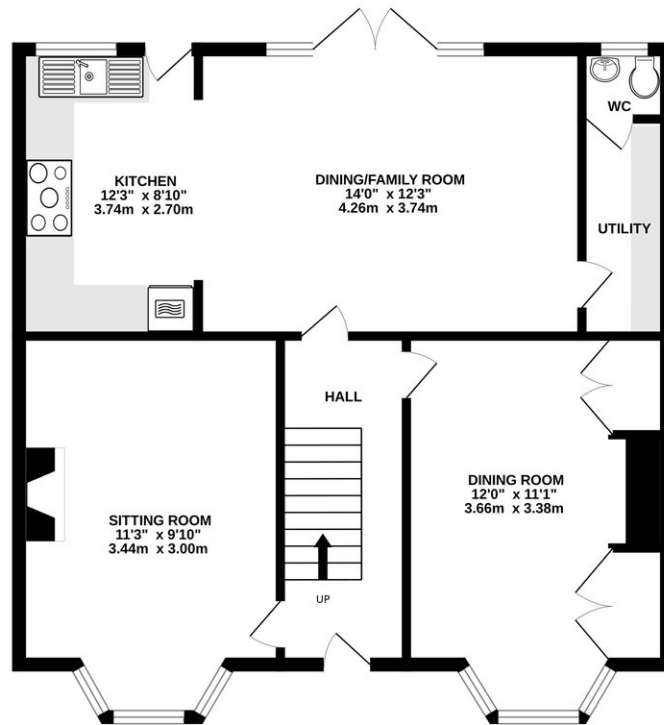
Insight

A spacious double fronted Edwardian house set on the edge of Wells with three double bedrooms and off road parking. Benefitting from having a generous, enclosed rear garden with side gate. Offering scope for further extension (STPP)

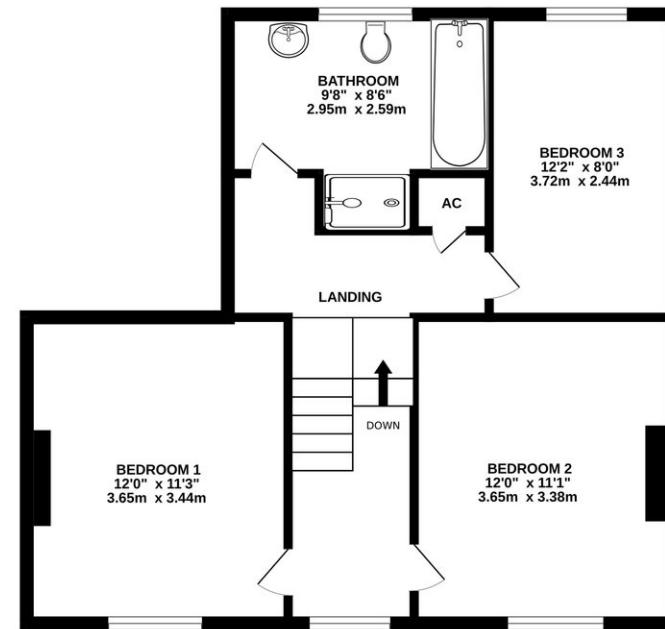
- Double fronted Edwardian property
- Large kitchen / dining room with French doors leading out onto a large patio
- Separate utility room leading into a downstairs cloakroom. The boiler is approx two years old.
- Spacious sitting room with feature fireplace and bay window
- Second reception room, again with an attractive bay window
- Generous family bathroom comprising bath, separate shower cubicle, wash handbasin and toilet
- Large rear garden being mainly laid to lawn with the far end being bounded by the Keward Brook
- Also in the rear garden is a small brick outbuilding which offers further potential



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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