



£285,000

*At a glance...*



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**holland  
& odam**

34 Bishopslea Close  
Wells  
Somerset  
BA5 1TG

**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 old police station on the right hand side and take the next turning right into Jocelyn Drive. Take the third turning right into Keward Avenue and the first turning right into Bishops Lea Close. Take the first turning to the right and 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

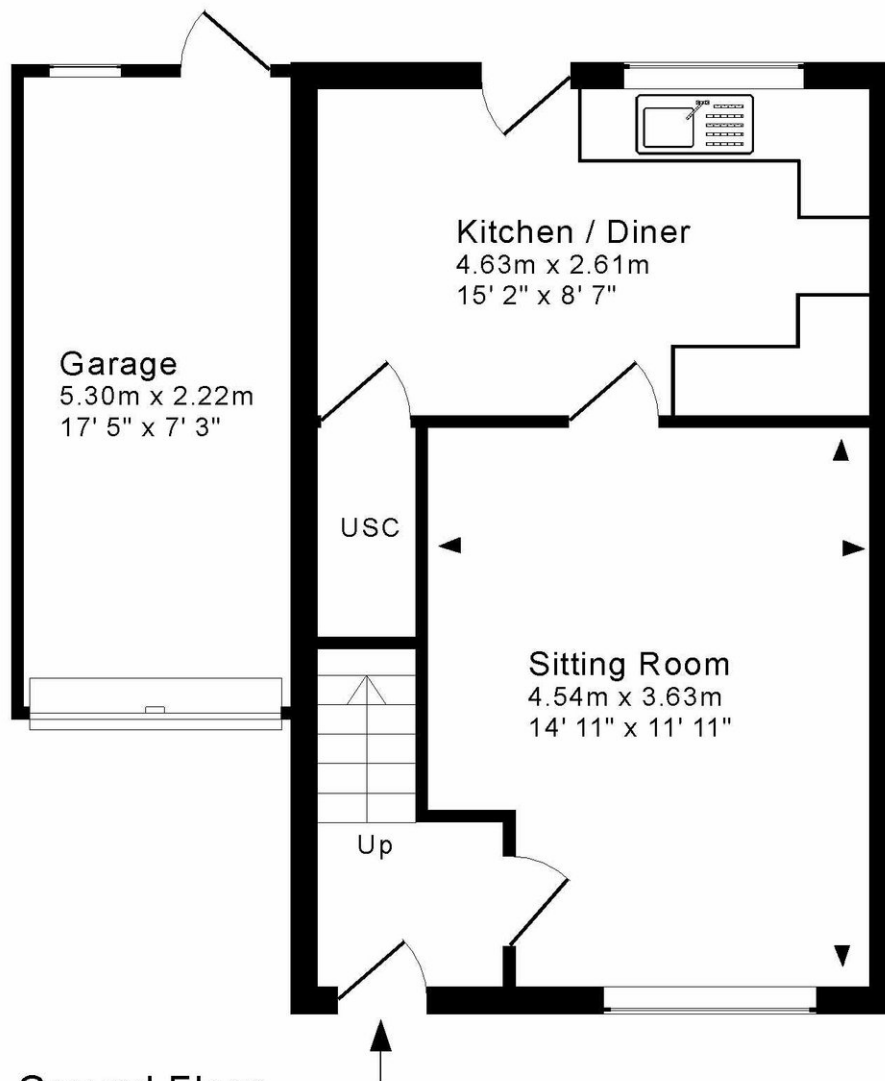
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22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

A semi detached house with three bedrooms set in a popular residential cul-de-sac on the southern side of the city. It has much potential, although would benefit from some updating and has an enclosed rear garden along with a garage and driveway parking. No onward chain.

- Quiet cul-de-sac location in a popular residential area of Wells
- Large sitting room
- Two double bedrooms and a single. One double has a fitted wardrobe while the single has a handy storage cupboard
- Generous kitchen / dining room with a door leading out onto the patio and into the rear garden
- Large understairs cupboard
- Garage with up and over door and driveway parking for another vehicle. The garage roof was replaced in October 2024 with a new EPDM roof
- The rear garden has a sunny southerly aspect and measures approx' 9.5m(31ft) long x 7.5m(26ft)wide
- Being offered with no onward chain

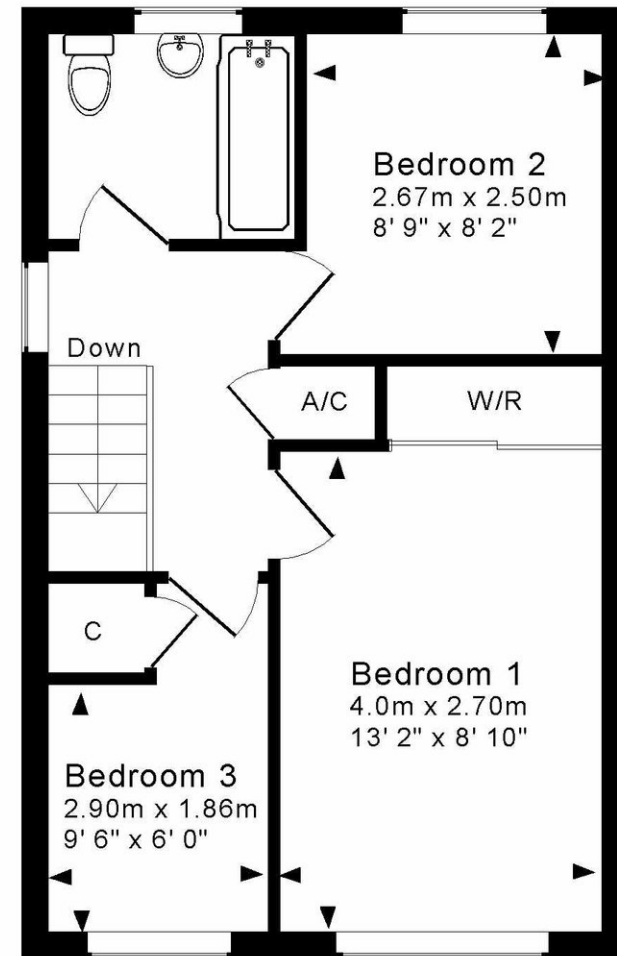




## Ground Floor

For indicative purposes only.  
Drawing Number : 147-0837

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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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