



£325,000

At a glance...



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**holland
& odam**

9 Woodbury Close
Wells
Somerset
BA5 2XS

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre follow signs for the B3139 The Horringtons into St Thomas Street. Continue into Bath Road and take the first turning right into Woodbury Avenue. Take the second right into Woodbury Close and the property can be found second from the end of the cul de sac on the left hand side.

Services

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

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.

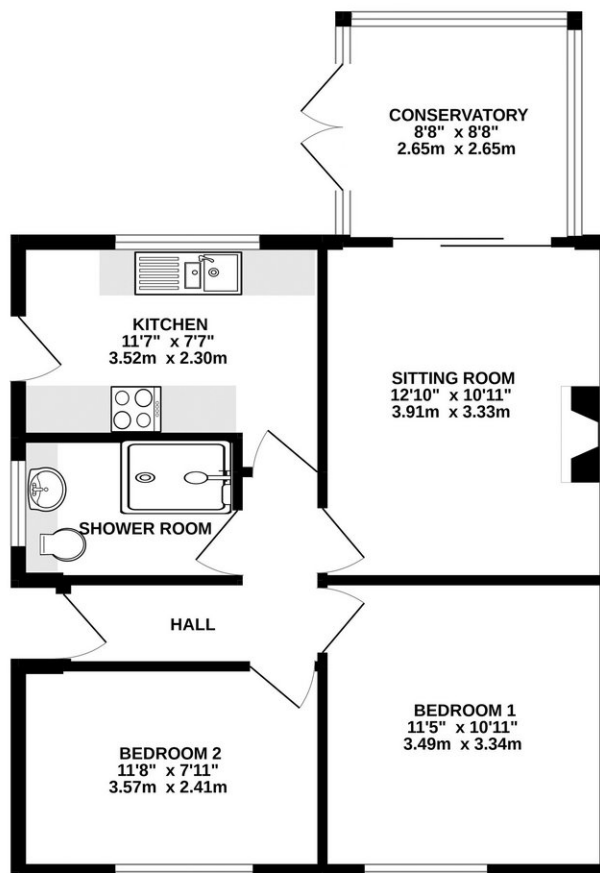
Insight

A semi-detached bungalow set in a quiet cul de sac in a popular area within easy reach of the city centre and enjoying a south-facing rear garden. Presented in extremely good order throughout. The accommodation has been extended with a conservatory adding an extra reception area from which to enjoy the garden.

- Set in a quiet cul de sac location on the popular East side of Wells
- Easy walk into the city centre and Bishop's Palace
- Off road parking for two cars and a block-built store offering further storage
- South-facing garden of c.10.3m x 10m
- Two double bedrooms
- Extended with a UPVC conservatory
- Good local schools nearby
- Access to nearby walks such as Tor Woods and Dulcote



GROUND FLOOR
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 615 sq.ft. (57.2 sq.m.) approx.

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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