



£345,000

At a glance...



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**holland
& odam**

4 Knapp Hill Close
South Horrington
Wells
Somerset
BA5 3HX

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells follow signs for the B3139 The Horringtons. Turn right into Upper Breach and then take the next right into Knapp Hill Close. The property can be found on the right 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

Set within the popular village of South Horrington c.1.5 miles from Wells and conveniently placed for access to both Bath and Bristol. 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.

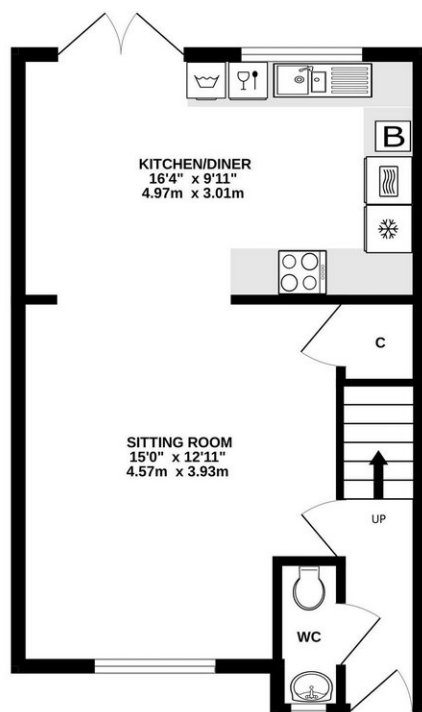
Insight

A very stylish semi-detached house in the popular South Horrington development on the outskirts of Wells. Having been considerably refurbished in recent years and offered for sale with no onward chain this is a great opportunity to move straight in and enjoy! Viewing highly recommended.

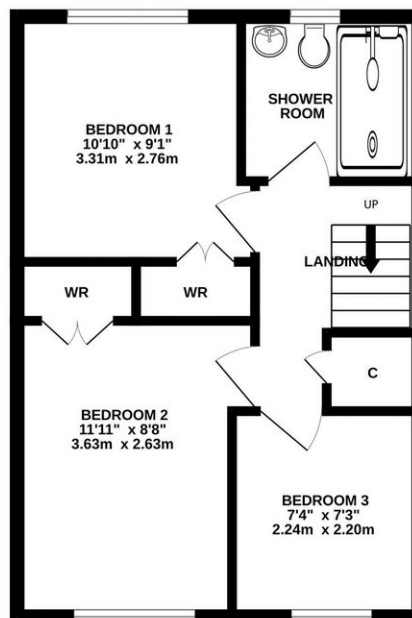
- Stylish semi-detached house in residential cul de sac
- Sitting room opening into a deluxe dining kitchen with Neff appliances
- Ground floor cloakroom
- 3 bedrooms (two with built-in wardrobes)
- Bathroom refitted as a shower room with walk-in shower
- Garage and parking
- Attractive landscaped garden to the rear
- Set on the edge of Wells and well placed for Bristol and Bath
- Offered for sale with no onward chain



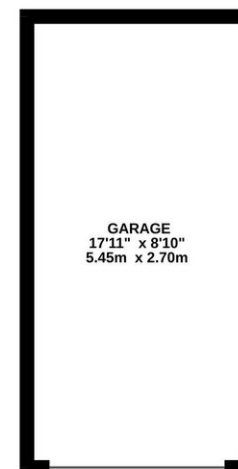
GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



GARAGE
164 sq.ft. (15.2 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.5 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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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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