



£435,000

At a glance...



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**holland
& odam**

15 Kings Castle Road
Wells
Somerset
BA5 3LS

TO VIEW

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Somerset BA5 2AE

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Directions

From Wells city centre follow signs for the Horringtons B3139 into St Thomas Street. Continue into Bath Road and take the fourth turning on the right into Kings Castle Road. Halfway down the hill the property can be found 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. At the very heart of the city is the medieval Cathedral, Bishop's Palace and Vicars' Close (reputed to be the oldest surviving residential street in Europe).

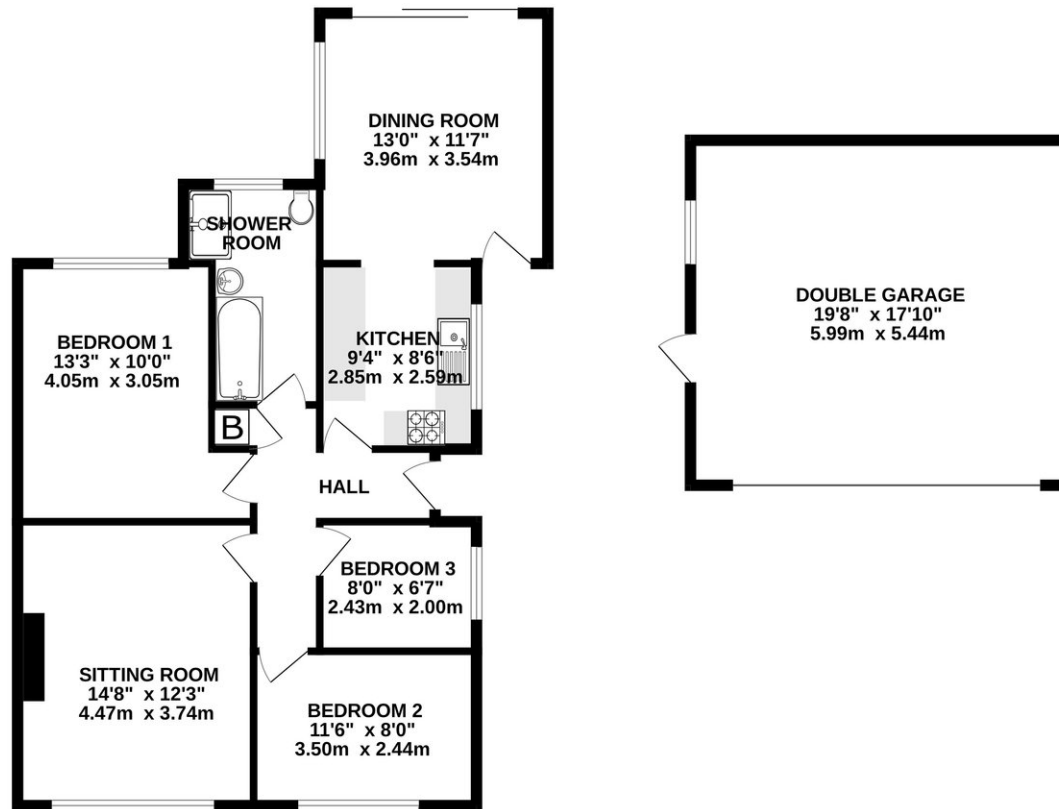
Insight

An extended three bedroom semi-detached bungalow set in a larger than average plot. Having generous front and rear gardens with a spacious double garage and ample parking. It benefits from having a lovely outlook towards Kings Castle Woods. No Onward Chain.

- Three bedroom bungalow set on the sought after east side of Wells
- Two double bedrooms and single with the double bedrooms having plenty of room for bedside tables and a chest of drawers
- Generous sitting room with an outlook over the front garden. There is a fireplace which could be opened up subject to the necessary regulations
- The kitchen has a good amount of worktop space along with a breakfast bar. The kitchen leads smoothly into the dining room which has patio doors out to the rear garden.
- The dining room can comfortably take a large table and chairs for ten people
- Extensive parking for multiple vehicles with a great double garage which has a metal roof, light and power
- The front lawn measure 12.3m (40ft) long x 9.4m (31ft) wide with a driveway running to the side.
- The rear area is a total of 24.5m (80ft) long x 11.4m (37ft) wide and made up of lawn, driveway and a vegetable patch. Behind the double garage is a greenhouse and open wooden store.



GROUND FLOOR
1182 sq.ft. (109.8 sq.m.) approx.



TOTAL FLOOR AREA : 1182 sq.ft. (109.8 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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