



£295,000

At a glance...



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holland
&odam

9 Powell Court
Charter Way
Wells
Somerset
BA5 2FR

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre follow signs for Cheddar A371 onto the Portway. Take the first turning on the right into Charter Way and then the third right into Powell Court and the property can be found straight ahead in the corner.



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

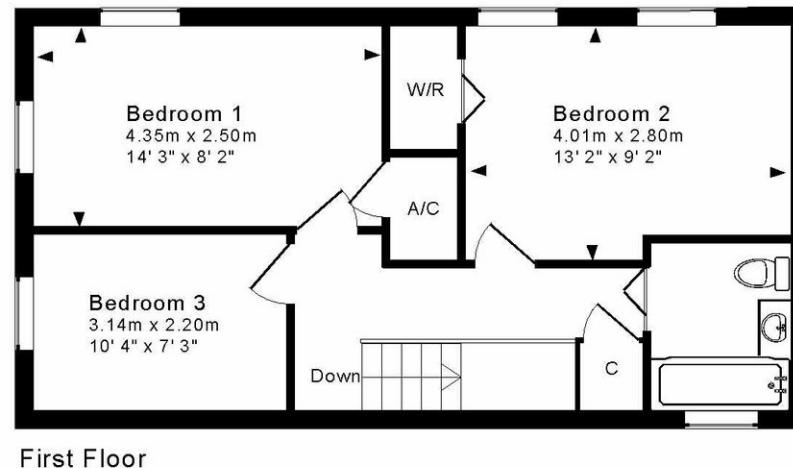
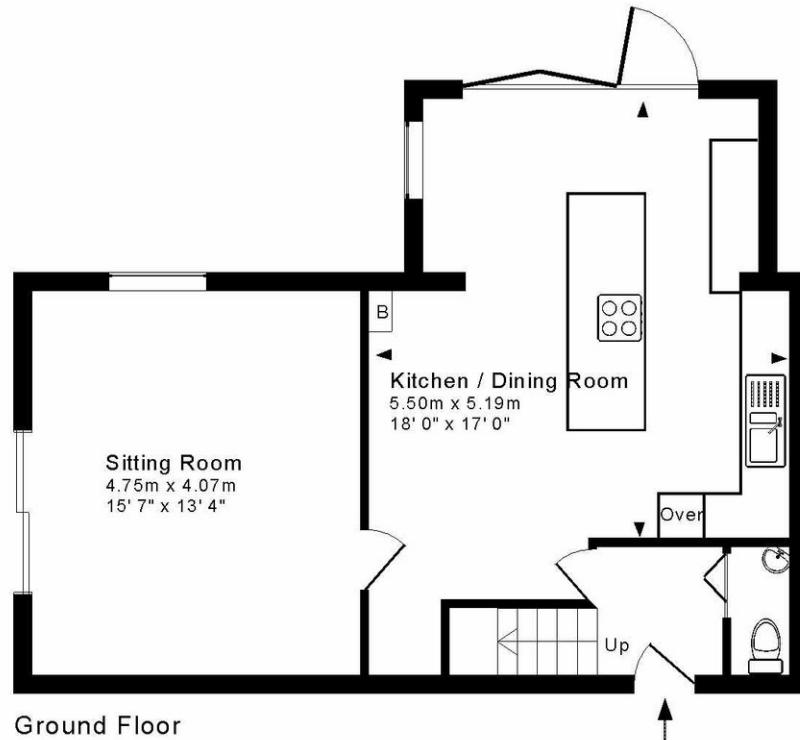
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 deceptively spacious house with a stylish rear extension creating a kitchen diner with a real wow factor. Set on a corner plot the property also has a work from home office in the garden. A wonderful family home with generous accommodation that needs to be viewed to be fully appreciated.

- Entrance hall with cloakroom off
- Amazing kitchen diner with triple bi-fold doors onto the garden and a skylight flooding the space with light
- Extensive kitchen units and central island with electric induction hob and oven, space for washing machine and fridge freezer
- Double aspect sitting room with patio doors to the garden
- Three generous bedrooms (two with built-in storage)
- Bathroom with electric shower over the bath
- L-shaped garden measuring c.71' x 44' (c.21.62m x 13.40m) including the house and home office/store with lawn and patio
- Wooden, insulated building with home office (power light and network) and attached garden store with further covered storage to the rear
- A great family home offering Tardis-like accommodation
- Close to the Leisure centre and within easy reach of a number of schools





DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

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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