



GUIDE PRICE

£325,000

At a glance...



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**holland
& odam**

26 St. Cuthbert Street
Wells
Somerset
BA5 2AW

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From the offices of Holland & Odam cross the road to the other side of the High Street and follow the road left passing the City Arms and passing St Cutbert's Church along St Cuthbert Street. The property can be found on the right hand side of the road 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

Tenure

Freehold



Location

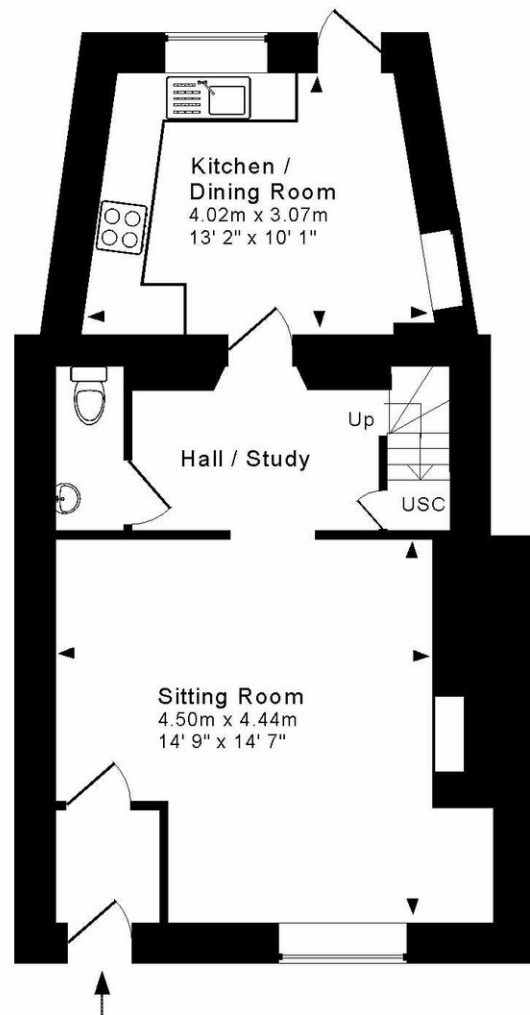
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 character townhouse set within a conservation area and just a short, level walk from the High Street. The property offers accommodation over three floors with a ground floor cloakroom and three generous bedrooms. Low maintenance courtyard to the rear. For sale with no onward chain.

- Entrance lobby leading to a large sitting room with oak-effect floor, feature open fireplace and window seat
- Inner hall/study with oak-effect floor and access to a cloakroom
- Dining kitchen with wood-effect floor, gas hob and electric oven and plumbing for washing machine
- Principal bedroom on the first floor with television and telephone points
- Family bathroom with separate shower and useful airing cupboard with radiator
- Two further bedrooms on the second floor
- Very private courtyard to the rear with outside lighting extending to c.3m x 2.9m (9'8 x 9'5)
- Central location close to the cinema, pubs and restaurants with easy on-street parking
- Previously let on an AST at £1,250 p.c.m. and would make a great holiday cottage/let
- No onward chain complications

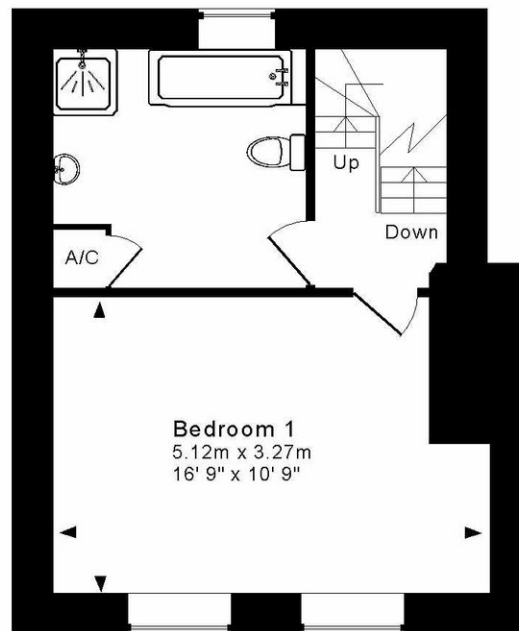




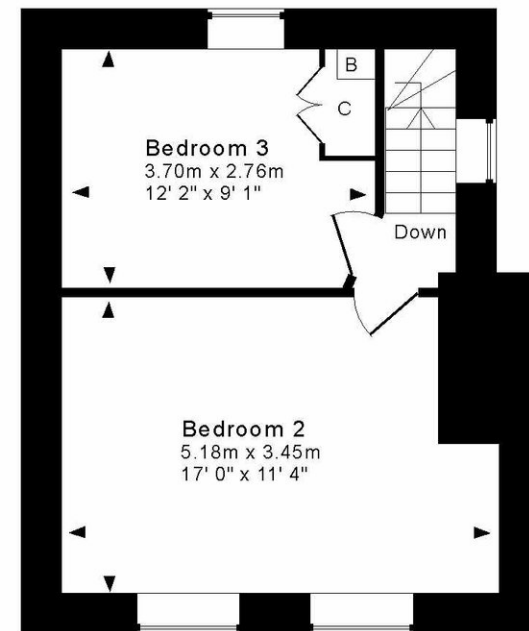
Ground Floor

For indicative purposes only.
Drawing Number : 147-0844

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First Floor



Second 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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