



£215,000

At a glance...



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**holland
& odam**

15 Davies Court
Lethbridge Road
Wells
Somerset
BA5 2FQ

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. Turn right into Charter Way and take the first right into Lethbridge Road. Take the second left into Davies Court where 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

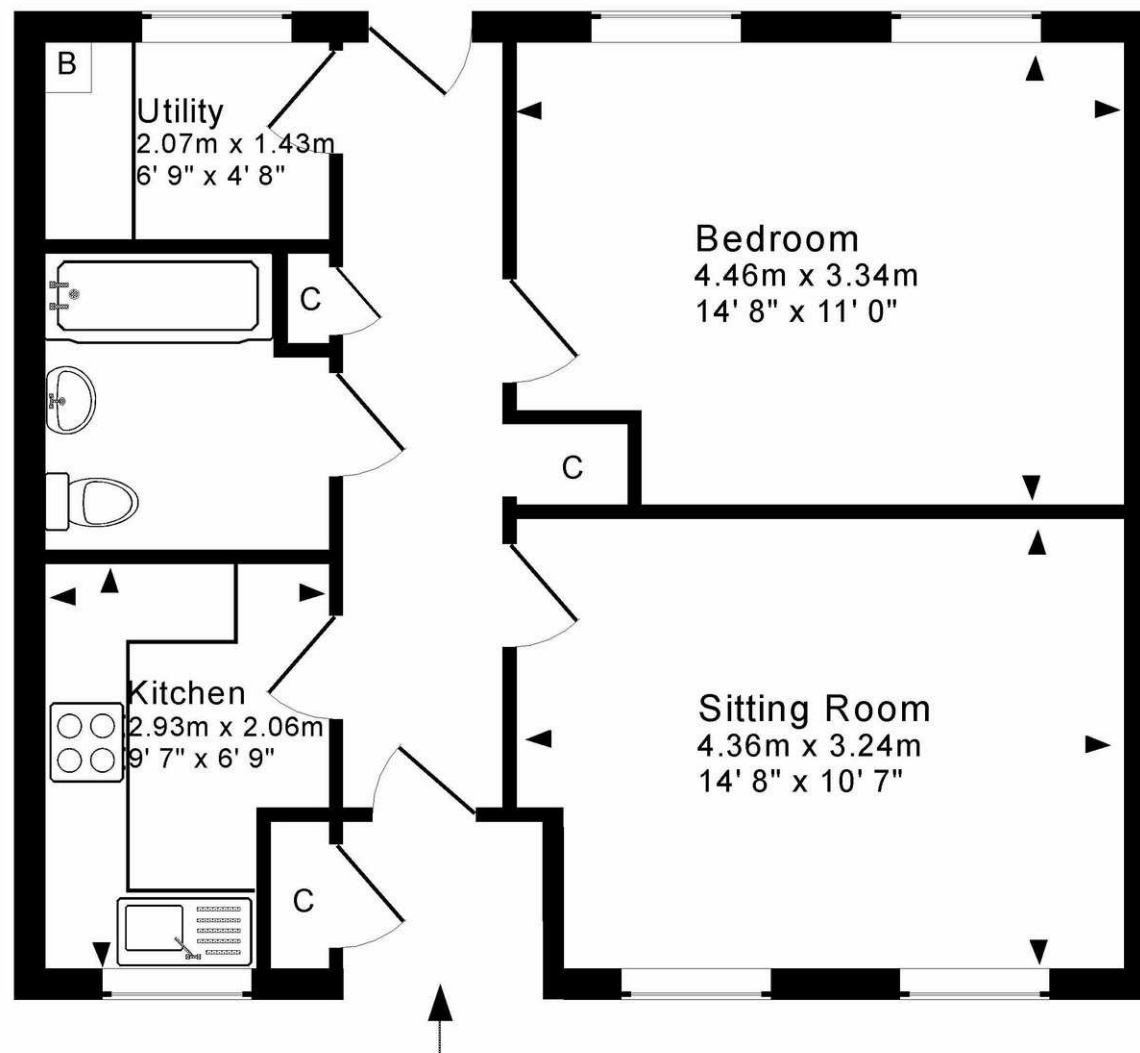
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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. There is a useful path near the property that is a level walk into the city centre.

Insight

The bungalow was refurbished just two years ago and has been well maintained ever since and is presented in good order throughout. It is a one bedroom property with good sized rear garden, generous sitting room and additional utility room. Ideal for a first time buyer or someone downsizing. Being offered with no onward chain.

- Gas combi boiler just two years old along with the consumer unit which was also upgraded.
- The kitchen has a good range of wall and base units and an integrated oven with electric hob and space for a fridge freezer.
- Light and airy sitting room with ample space for large furniture.
- Generous double bedroom with an outlook over the rear garden.
- Modern bathroom with toilet, wash handbasin, bath with shower over and a heated towel rail.
- Useful storage cupboard and another area of open shelving.
- Utility room with plumbing for a washing machine and further storage.
- Double glazed throughout.
- Good sized rear garden.
- No onward chain.





Ground Floor

For indicative purposes only.

Drawing Number : 147-0845

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