



£325,000

At a glance...



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**holland
& odam**

6 Singleton Court
Wells
Somerset
BA5 2NE

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From the relief road follow signs for Wookey Hole via Wookey Hole Road. Take the fourth turning left into Singleton 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 via a Vaillant combination boiler located in the airing cupboard.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold
Estate/Management Charges £120 p.a.



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.

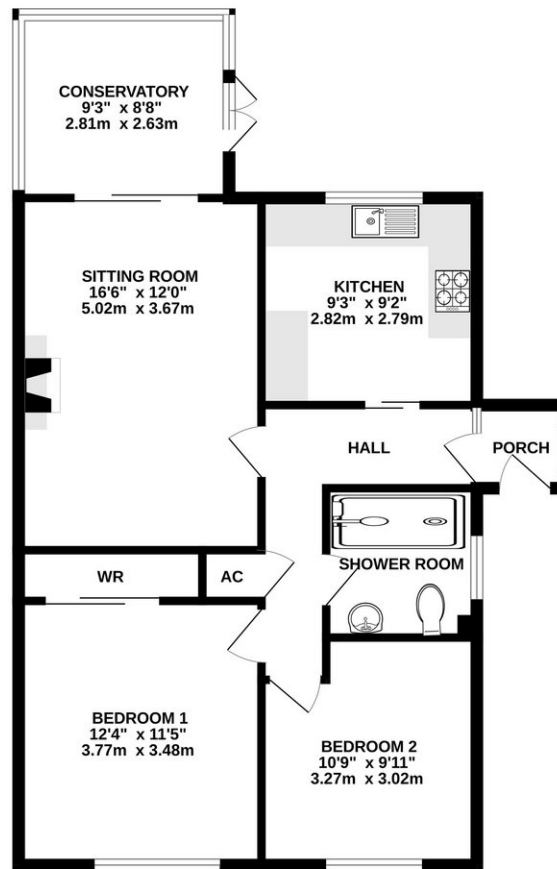
Insight

A semi-detached bungalow set at the end of a small cul de sac development built in 1993. Well presented and maintained throughout there is a level, rear garden enjoying a westerly aspect and a conservatory has been added to the property to take full advantage of this. The property is offered for sale with no onward chain.

- Semi-detached bungalow in a small cul de sac development
- Very quiet and secure
- Sitting room with gas fire opening into a UPVC conservatory
- Fitted kitchen with plumbing for washing machine and overlooking the garden
- 2 bedrooms (both doubles and one with built-in wardrobe)
- Shower room (originally a bathroom)
- West-facing, level garden to the rear of c.50' (15.2m) in length with pond and shed.
- Parking space to the front and further visitors' parking
- Single garage opposite the property with power and light
- No onward chain



GROUND FLOOR



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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