



£289,950

At a glance...



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**holland
& odam**

18 Welsford Avenue
Wells
Somerset
BA5 2HX

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

By car from Wells High Street follow signs for Wookey Hole into Wookey Hole Road. Take the second turning left into Blake Road. Turn left into Welsford Avenue and the property can be found on the left hand side with a for sale board displayed.

On foot from the offices of Holland & Odam proceed through the bottom of the High Street past Whitings and the City Arms. Walk through the St Cuthberts church yard coming out opposite the garage and taking the first turning right into Portway (passing the Connect Centre and the Blue School annexe) Go over the pedestrian crossing and follow to the left. There is a walk through into Welsford Avenue and the property can be found on the right.

Services

Mains electricity, gas, water and drainage are connected. Gas fired central heating system via an Ideal boiler sited in bedroom 1.

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.

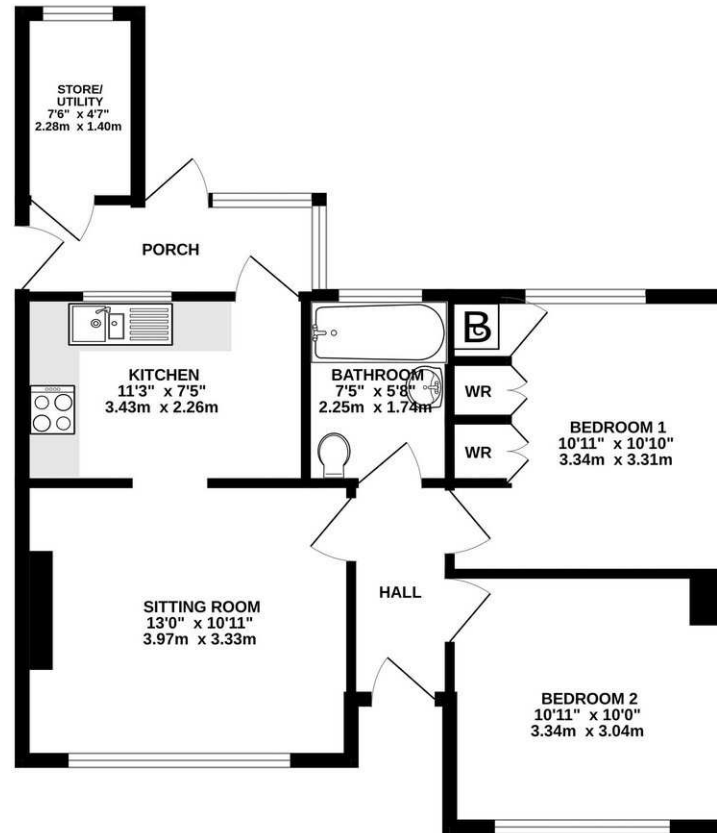
Insight

A well presented mid-terraced bungalow offering parking for two cars and a generous level garden to the front and rear. Set on a no through road within a short walk of the High Street and having undergone significant updating since 2018 including a new gas fired boiler, re-wiring, new kitchen and bathroom. No chain!

- No onward chain! Well presented bungalow set in a generous, level plot
- Sitting room overlooking the front garden with scope for a fire
- Stylish kitchen with extensive storage and fully equipped with electric oven and hob, washing machine and fridge freezer
- Two generous, double bedrooms (both with USB charger points and one with fitted wardrobes)
- Fully tiled bathroom with shower over the bath
- Storeroom/potential utility room or office to the rear
- Fitted ladder in the hallway to a part boarded attic with light
- Off road parking for two cars in tandem on a driveway to the front
- Generous garden to the rear extending to c.14m x 9.6m (45' x 31') with greenhouse and shed



GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 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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