



£395,000

At a glance...



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**holland
& odam**

13 St. Cuthbert Street
Wells
Somerset
BA5 2AW

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

On foot from the offices of Holland & Odam turn left and bear right along the bottom of the High Street (passing Whittings on the right and the City Arms pub on the left). Bear left into St Cuthbert Street with St Cuthbert's church on the right and the property can be found on the left hand side opposite the church entrance with a for sale board in the window.

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

This character property overlooking St Cuthbert's Church and just a short, level walk from the High Street offers accommodation arranged over three floors with lots of original features and charm. For sale with no onward chain there is a pretty, south facing courtyard garden to the rear with a useful outbuilding.

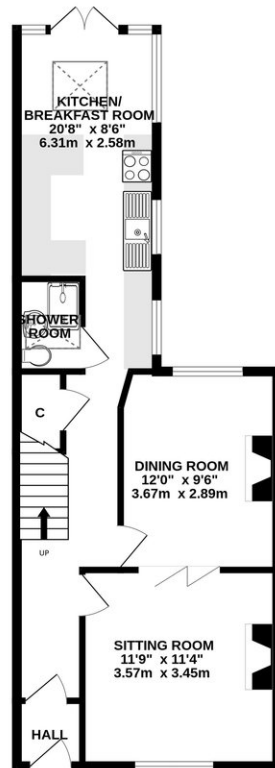
- Entrance hall with lobby and glass panelled door leading to a hallway with flagstones and stairs to the first floor with two understairs cupboards.
- Sitting room with folding doors to a dining room providing flexibility to enjoy a double aspect or self containment for a cosier feel. Both rooms have period fireplaces, oak wooden flooring and original stripped pine doors into the hallway.
- Good sized dining kitchen with a vaulted ceiling giving a light and airy atmosphere.
- Extensive range of units with wooden worktops incorporating integrated fridge and freezer, fitted gas cooker and plumbed in washing machine.
- Lovely light ground floor wet room with W.C., wash hand basin and shower.
- Stairs rise from the hallway to two first floor double bedrooms, the front overlooking St. Cuthbert's Church, the rear overlooking the courtyard garden, both with original fireplaces.
- Second floor double bedroom to the rear with original fireplace together with bathroom to the front including bath with shower over and a large linen cupboard.
- South-facing courtyard garden with an insulated stone outbuilding with power that could be developed into a home office or studio.
- No onward chain.



GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.

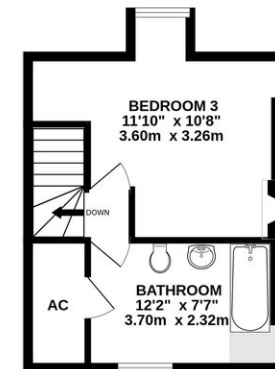
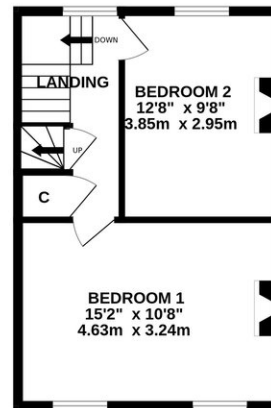
1ST FLOOR
370 sq.ft. (34.3 sq.m.) approx.

2ND FLOOR
294 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA: 1274 sq.ft. (118.4 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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