



£675,000

*At a glance...*



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TAX

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**holland  
& odam**

18 Ash Lane  
Wells  
Somerset  
BA5 2LU

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

**01749 671020**

[wells@hollandandodam.co.uk](mailto:wells@hollandandodam.co.uk)





## Directions

From Wells city centre follow signs for Wookey Hole onto Wookey Hole Road. Follow the road passing Blake Road on the left. Take the next right into Ash Lane and the property can be found on the left hand side after approx' 100m.

## Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold





## Location

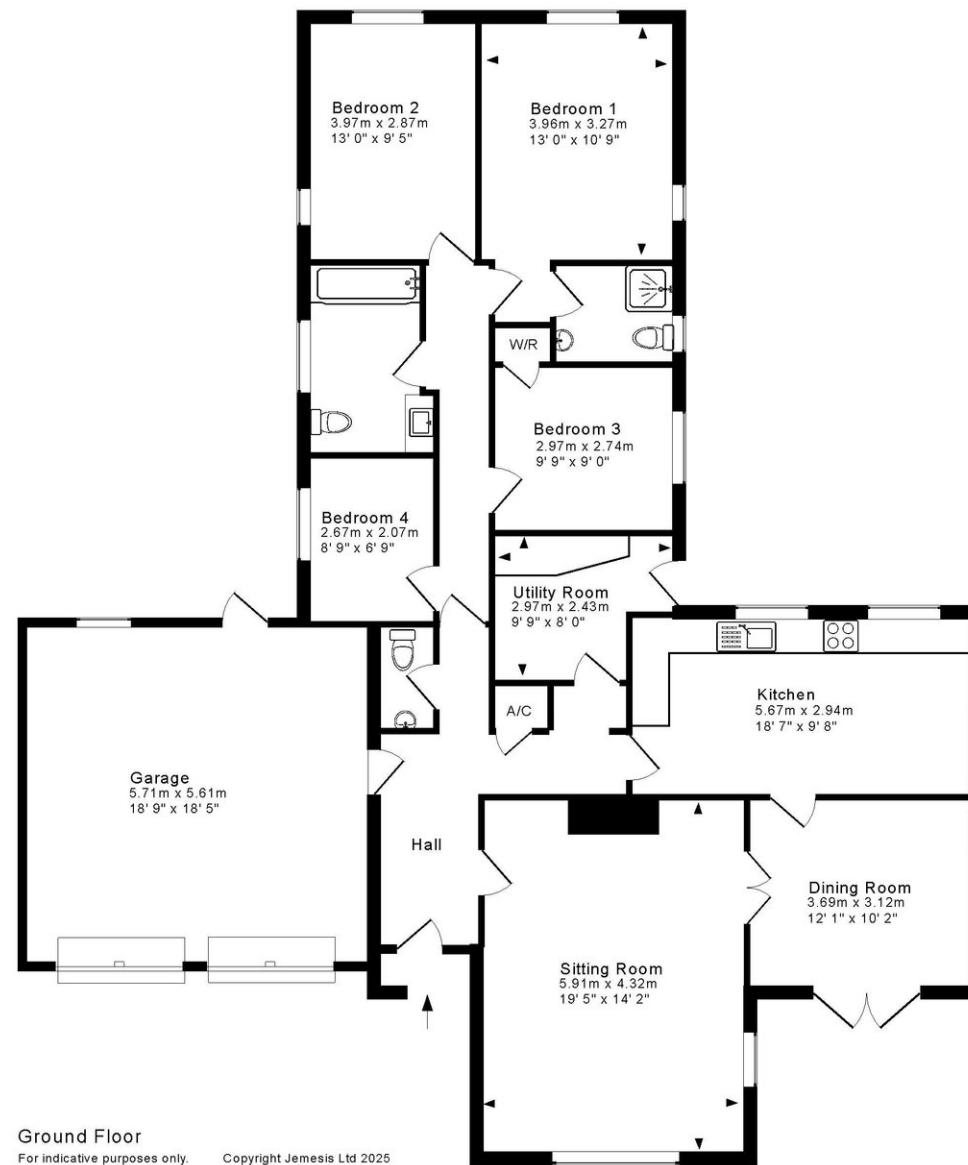
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 four bedroom detached bungalow set in the sought after location of Ash Lane. Double garage and ample parking with a generous garden to the front and private patio to the rear. Being offered with no onward chain.

- Light and spacious four bedroom detached bungalow with principal bedroom having an ensuite shower room
- Large kitchen with plenty of worktop space and outlook over the rear garden
- Generous, double aspect sitting room which leads into the dining room. The dining room has French doors out into the garden
- Welcoming entrance hall with cloakroom
- Handy utility room with space for a washing machine and a tumble dryer
- Double garage and parking for several vehicles
- Front garden is mainly laid to lawn and measures approx 21m (69ft) wide x 16m (52ft) long
- Close to countryside walks and the Mendip Hills
- Just an 800m walk to Waitrose and Wells City Centre and all of its amenities





#### DISCLAIMER

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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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