



£415,000

At a glance...



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**holland
& odam**

6 Stoberry Crescent
Wells
Somerset
BA5 2TG

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre follow signs for the Horringtons B3139 into The Liberty. Turn left into College Road and turn right into North Road. Take the next left turning into Stoberry Avenue and then right into Stoberry Crescent and the property can be found on the left hand side with a For Sale Board displayed.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system via Worcester combination boiler.

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.

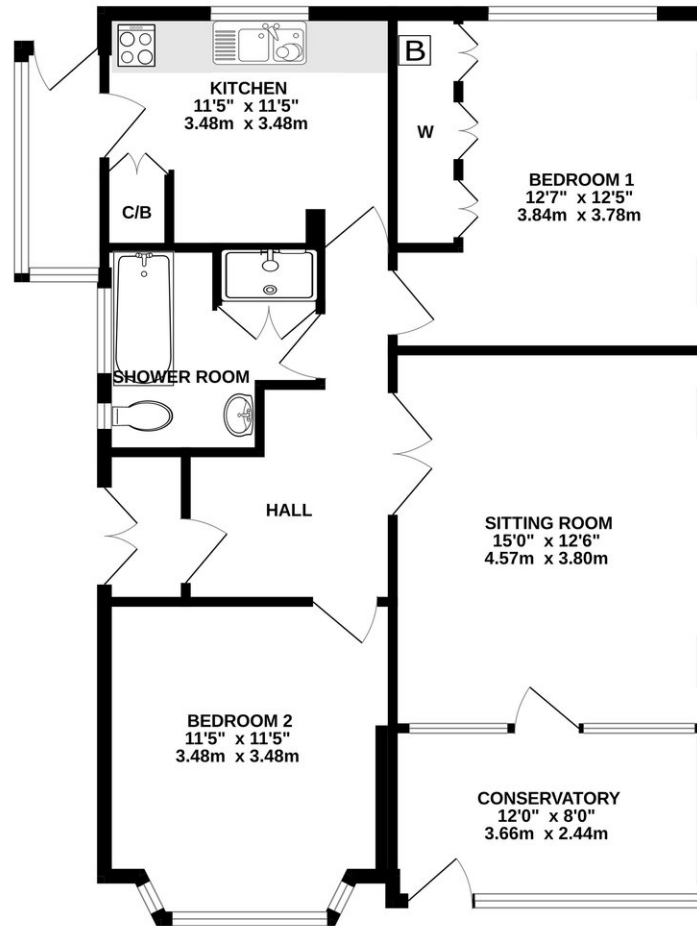
Insight

A detached bungalow within a pleasant residential cul de sac in a favoured part of the city. Within easy reach of the city centre the bungalow has been updated in recent years and offers further scope to extend into the roof space (subject to the necessary permissions). A well presented property in a great location.

- Entrance porch and hallway with ladder into a large, boarded roof space with power and light
- Sitting room opening into a conservatory with a double aspect
- Fitted kitchen with electric oven and gas hob, dishwasher and built-in larder
- Side porch providing a utility space
- Two double bedrooms (one with built-in wardrobes)
- Bathroom with claw-foot bath and separate shower
- Gas fired central heating and double glazed windows
- Garden to the front and rear with two storage sheds
- Detached garage with power and light and ample driveway with parking for several cars in tandem



GROUND FLOOR
877 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 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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