



Auction guide price  
£150,000

*At a glance...*



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holland  
& odam

67 Portway  
Wells  
Somerset  
BA5 2BQ

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

01749 671020

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





## Directions

On foot from Wells High Street, proceed into St Cuthbert Street to the very end turning right and walking past the Little Theatre. Cross the road into the Portway and at the end of the cul de sac turn left and the property can be found after 100 yards on the left.

## Services

Mains electricity, water and drainage are connected.

## Local Authority

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

## Tenure

Freehold





## Location

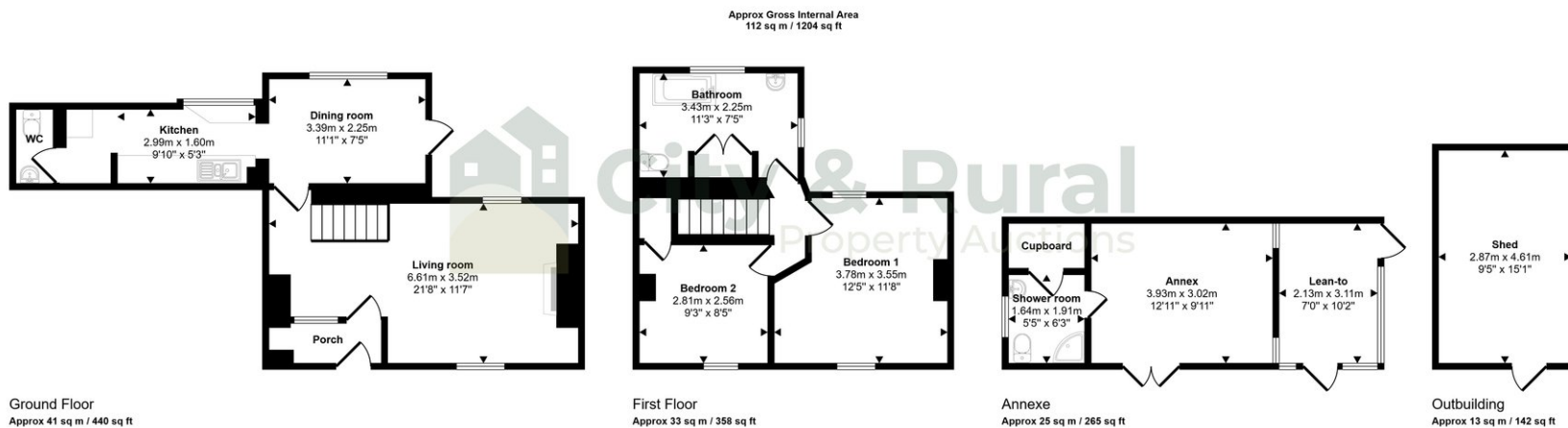
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 delightful Cottage offering so much potential! Requiring modernisation throughout this Lot is being sold by Livestream Auction (Traditional) on 5th November 2025. Close to the centre of Wells with parking for several vehicles.

- Scope for development subject to all planning consents
- Rare opportunity
- Central Location with ample off-road parking
- Guide Price £150,000 plus +++
- For sale by Livestream Auction (Traditional) 5th November 2025





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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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