



GUIDE PRICE
£235,000

At a glance...



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**holland
& odam**

5 Tor Street
Wells
Somerset
BA5 2US

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

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Directions

From Wells city centre follow signs for B3139 The Horringtons into The Liberty and follow the road into St Andrews Street. Bear right past the Fountain Inn into Tor Street where the property can be found on the left hand side. A for sale board is displayed.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system via a Vaillant boiler in the kitchen.

Local Authority

Somerset Council
0300 1232224
someset.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.

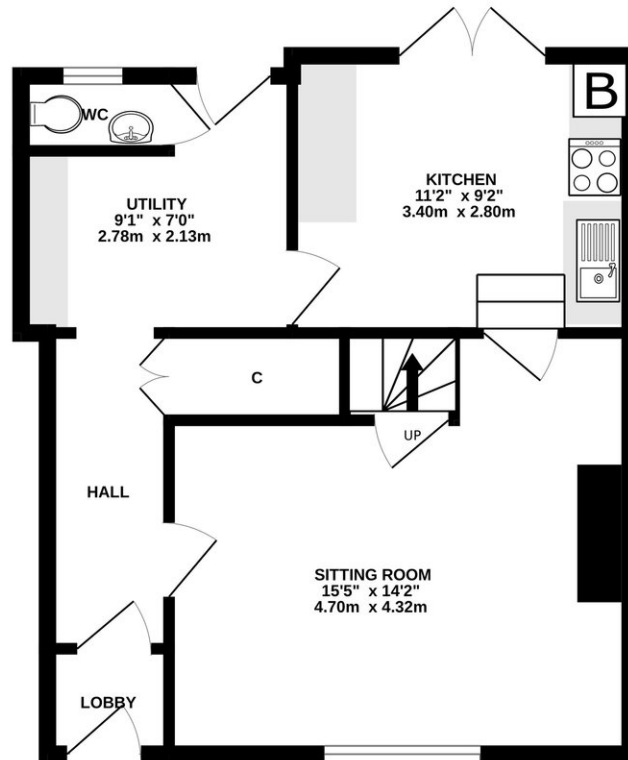
Insight

In need of updating this character cottage is set a short walk of the city centre within a Conservation Area and offers huge potential for a buyer to put on their own stamp and to enhance the many period features. Pretty, walled courtyard garden to the rear. Offered for sale with no onward chain.

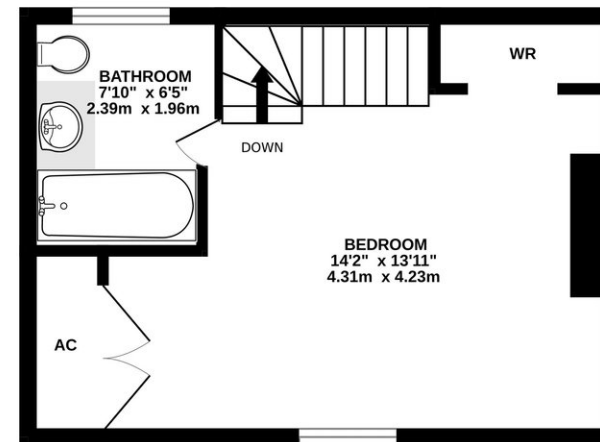
- Entrance hall leading to a utility room with ground floor cloakroom
- Sitting room with feature fireplace and beamed ceiling
- Light and airy kitchen with space for a table
- Double bedroom with lots of storage, feature beams and a view of Wells Cathedral
- First floor bathroom
- Scope to increase the first floor accommodation (subject to the necessary permission)
- Lovely, walled courtyard garden on two levels and extending to c.35' (10.66m)
- Set in an area with residents' parking scheme
- No onward chain



GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 734 sq.ft. (68.2 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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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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