



Guide Price
£675,000

At a glance...



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COUNCIL
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**holland
& odam**

Treetops
96 Bath Road
Wells
Somerset
BA5 3LL

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 St Thomas Street. Continue into Bath Road passing the Budgens garage and onto the top of the hill. Just at the end of the row of Victorian terraced houses on the brow of the hill there is a turning right into a private lane and the property can be found on the right hand side.

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. The property is set on the popular east side of the city making access to Bristol, Bath and Frome particularly easy and there is a Golf Course and club house within walking distance.

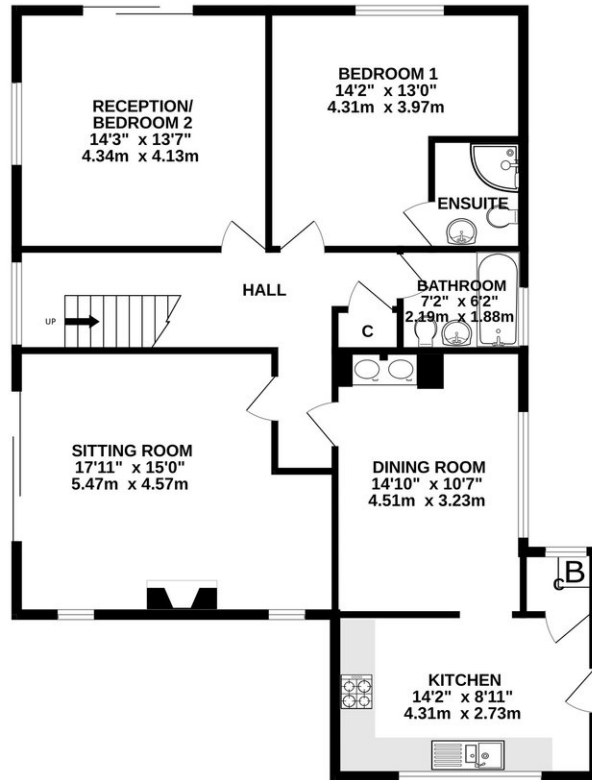
Insight

A recently refurbished 1930's detached property with flexible and surprisingly spacious accommodation. Set in a mature garden of c.1/3 of an acre with plenty of parking and garage towards the end of a private road making it a very quiet location with some wonderful views. No onward chain.

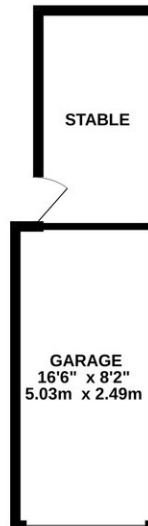
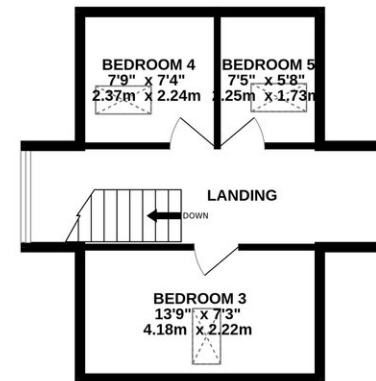
- Accommodation arranged over two floors with the facility for entirely ground floor living
- Recently refurbished with new double glazing, re-wiring, newly fitted kitchen and bathrooms and gas fired central heating system
- Sitting room with feature fireplace and double aspect
- Further reception room or bedroom with views over the garden
- Newly fitted kitchen with dining room off
- Ground floor bedroom and newly fitted en suite shower room
- Ground floor newly fitted family bathroom
- Three first floor bedrooms
- Garage and useful store room with ample parking
- Lovely west-facing garden of around 1/3 acre



GROUND FLOOR
1338 sq.ft. (124.3 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 1660 sq.ft. (154.3 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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