



£475,000

*At a glance...*



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COUNCIL  
TAX

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**holland  
& odam**

3 Elm Close  
Wells  
Somerset  
BA5 1LZ

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

**01749 671020**

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





## Directions

From the city centre follow signs for Cheddar A371 onto the Portway. Pass Charter Way on the left and turn left onto the B3139 towards Wedmore. The property can be found on the right hand side with a For Sale board displayed.

## Services

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

## Local Authority

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

## Tenure

Freehold





## Location

Set on the western edge of the city. 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.

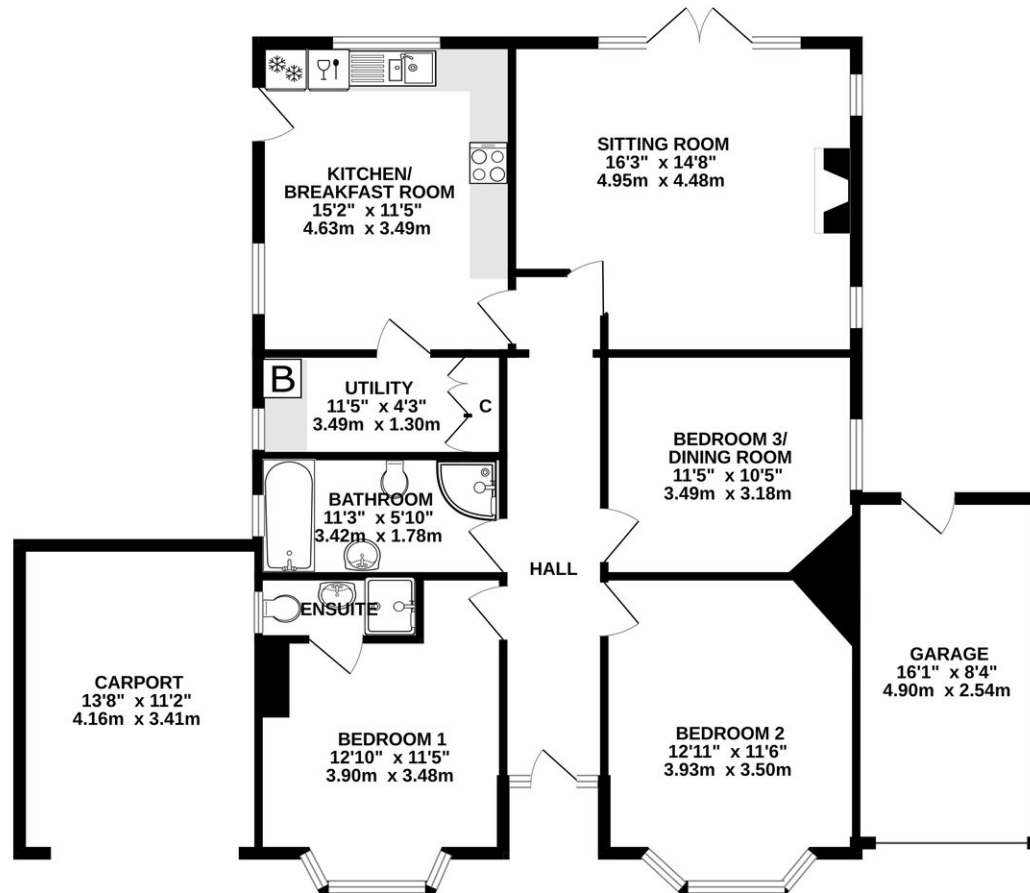
## Insight

A detached bungalow in need of some refurbishment and set in a plot of c.0.25 acres. Built in the 1950's and extended in recent years the property offers deceptively spacious accommodation with the living accommodation set at the rear overlooking the garden. Offered for sale with no onward chain.

- Detached bungalow with extended accommodation and one of the largest plots in Elm Close
- Entrance hall with access to the roof space with part boarding, light and ladder
- Double aspect sitting room with feature fire
- Dining room/Bedroom 3
- Kitchen diner with range of units including fridge/freezer, dishwasher, electric oven and hob
- Utility room with built-in storage and gas fired boiler
- Two double bedrooms (one with en suite shower room)
- Lovely mature garden with patio and lawn to the immediate rear, apple trees on the lower level and vegetable garden and greenhouse to the side
- Lots of parking in addition a garage (with power, light and remote control door) and a carport



GROUND FLOOR  
1335 sq.ft. (124.1 sq.m.) approx.



TOTAL FLOOR AREA : 1335 sq.ft. (124.1 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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