



£895,000

*At a glance...*



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**holland  
& odam**

111 Portway  
Wells  
Somerset  
BA5 2BR

**TO VIEW**

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Somerset BA5 2AE

**01749 671020**

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





## Directions

From Wells city centre follow signs for Cheddar A371 onto the Portway. The property can be found on the left hand side just opposite the turning for Charter Way.

## Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

## Local Authority

Somerset Council  
0300 1232224  
[someset.gov.uk](http://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. The property is within easy walking distance of Wells Blue School (secondary) and Stobery Park School (primary) as well as Wells Cathedral School.

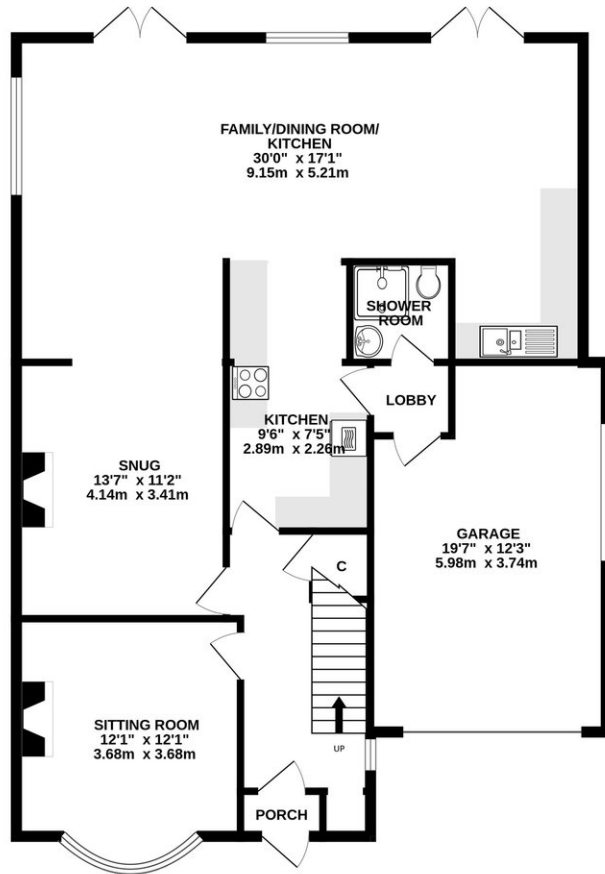
## Insight

A substantial property with over 2400 sqft of accommodation having been extended by the present owners. Lovely views of the Mendips and also towards Glastonbury Tor. An ideal family home with a rear garden approaching 200ft in length.

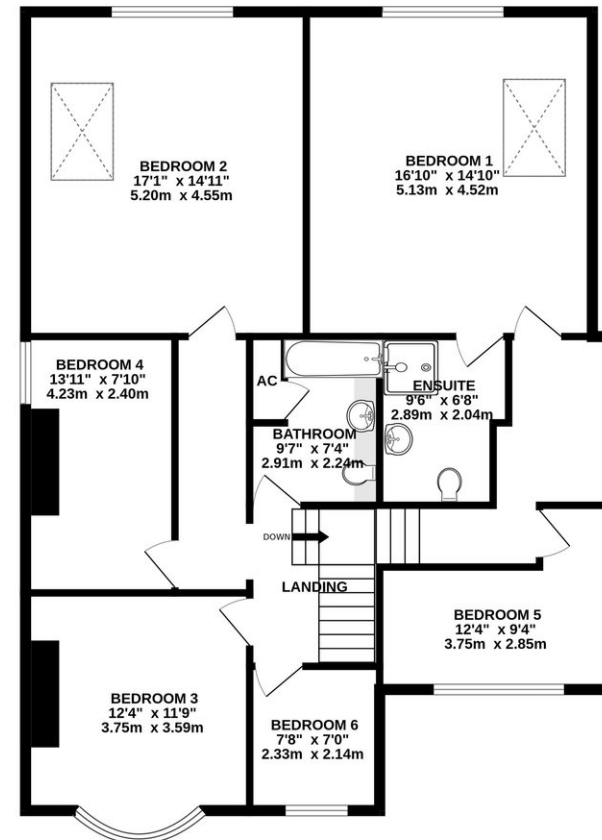
- Generous kitchen, dining, snug area being open plan and giving a real sense of space. Two sets of French doors giving access to the rear garden.
- Separate sitting room to the front with bay window and electric fire with attractive built in surround.
- Bedrooms one and two are vast doubles with vaulted ceilings at a height of over 4 meters (13ft). They both have Velux windows allowing light to flood in and have southerly views over the rear garden.
- Bedroom one also has an ensuite shower room and a dressing area.
- There are four further bedrooms, two of which could take a double bed while the other two are singles.
- Scope for a new owner to put their own stamp on a property which has already been extended.
- Extensive rear garden with two sheds and a greenhouse. Although now quite overgrown, the outside space offers vast potential for a keen gardener to create something special.



GROUND FLOOR  
1231 sq.ft. (114.4 sq.m.) approx.



1ST FLOOR  
1215 sq.ft. (112.9 sq.m.) approx.



TOTAL FLOOR AREA : 2446 sq.ft. (227.3 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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