



£510,000

At a glance...



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**holland
& odam**

17 Bekynton Avenue
Wells
Somerset
BA5 3NF

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 and pass the Esso shop and garage. Continue along the Bath Road and take the second turning on the right into Bedford Road, proceed to the end of Bedford Road then turn left. The property will be found on the right hand side after approx' 100m

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.

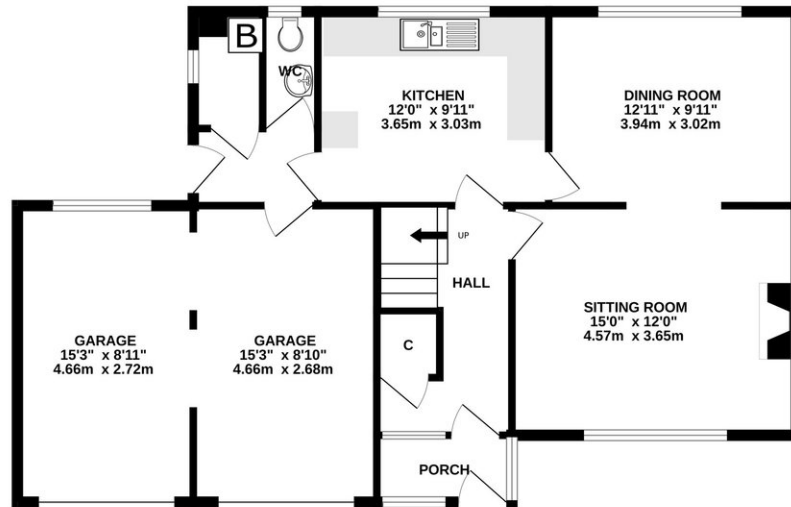
Insight

Coming to the market for the first time since 1966 is this four double bedroom detached house in the sought after location of Bekynton Avenue and backing onto Torhill lane footpath. It would benefit from some updating and modernisation. The garden is double width and there is plenty of scope to extend subject to the necessary consents. Being offered with no onward chain.

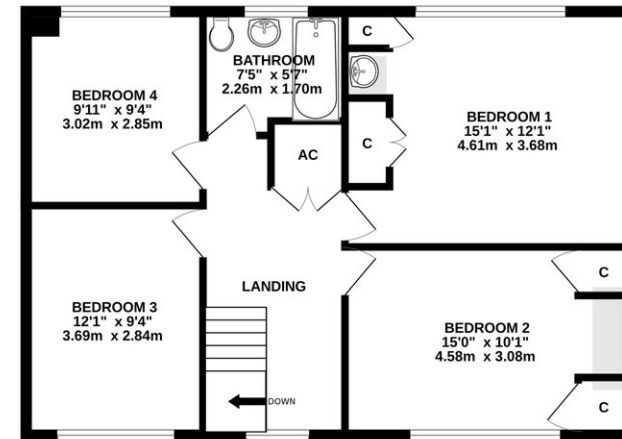
- Separate kitchen and dining room which both have a great southerly outlook over Torhill woods
- Spacious sitting room with plenty of room for large furniture
- Downstairs cloakroom and a separate boiler room with a new boiler installed in October 2024
- Bedrooms one and four have a rear outlook towards the woods while bedrooms two and three look out to the front
- Set in a generous plot and offering vast potential with scope to extend either to the side or to go into the attic STPP
- Double garage with internal access
- The rear garden is double width and has a main area of lawn along with established trees and shrubs. There is a greenhouse and garden shed
- Countryside walks on the doorstep, ideal for dog walkers and those who like to get outdoors
- Being offered with no onward chain



GROUND FLOOR
885 sq.ft. (82.2 sq.m.) approx.



1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 1577 sq.ft. (146.5 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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