



£225,000

At a glance...



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holland
& odam

50 Burcott Road
Wells
Somerset
BA5 2EQ

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

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Directions

From Wells city centre follow signs for Glastonbury A39. At the Sherston roundabout take the third exit onto Strawberry Way. At the traffic lights turn left into Burcott Road. 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.

Insight

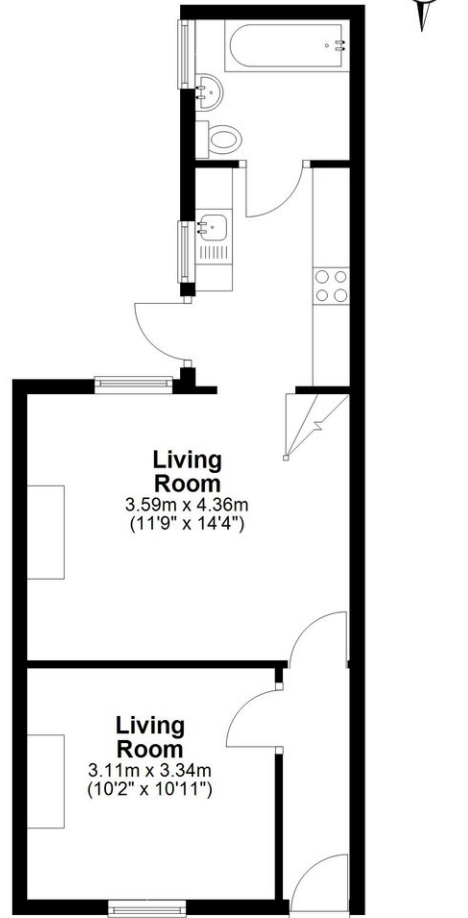
A two double bedroom Victorian terrace property in need of modernisation and general improvement. Coming to the market for the first time in over 25 years with potential to become a lovely home again. Being offered with no onward chain.

- Gas central heating with the boiler being replaced in 2023
- Front and rear doors were replaced in 2020
- Good size sitting room to the front with a fireplace which has potential to be opened up.
- Separate dining room which also has a fireplace
- The kitchen has plenty of worktop space along with a good amount of wall and base units
- Downstairs bathroom comprising toilet, wash handbasin and bath with electric shower
- Two generous double bedrooms with bedroom two having a lovely outlook over the garden
- Long rear garden with a wooden shed. A gate at the rear give access around the side of the terrace
- Nearby convenience store just 200m away
- No onward chain



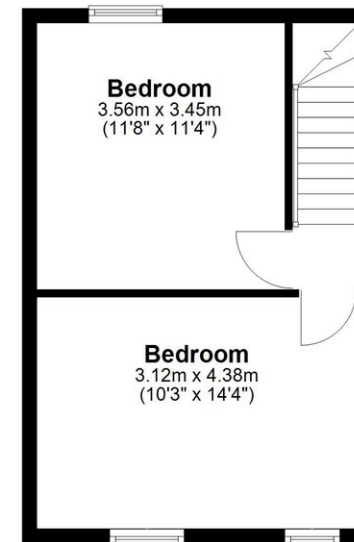
Ground Floor

Approx. 39.2 sq. metres (422.4 sq. feet)



First Floor

Approx. 30.0 sq. metres (322.6 sq. feet)



Total area: approx. 69.2 sq. metres (745.0 sq. feet)

This floor plan provided by Home Circle Property is for illustrative purposes only. If there is any area where accuracy is required lease contact the appropriate agent for clarification. Plan produced using PlanUp. Rooms are approximate and no responsibility is taken for an error omission or misstatement. Details shown on this floor plan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing agent and should not be relied upon. If there is any area where accuracy is required lease contact the appropriate agent for clarification. Plan produced using PlanUp.

50 Burcott Road, -

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