



South Street, Wells BA5 1SL

welcome to

South Street, Wells

OPEN HOUSE 18th MAY - This charming end of terraced home has two bedrooms, a kitchen, bathroom, and lounge. Towards the rear lies a manageable lawned garden. A unique property in the sought after, central location of Wells. INCLUDING PARKING.



Lounge

11' 6" x 10' 6" (3.51m x 3.20m)

Door to the front, carpet flooring and central chimney. Window to the front and radiator.

Kitchen

9' 10" Max x 7' 1" Max (3.00m Max x 2.16m Max)

A selection of wall and base units, built in oven with electric hob, stainless steel sink with drainer unit, space for a washing machine, space for a fridge freezer, radiator, vinyl flooring, window overlooking the garden with an obscured rear door for access.

Bedroom One

10' 7" x 11' 9" (3.23m x 3.58m)

Carpet flooring, built in storage and window to the front and radiator.

Bedroom Two

13' 1" Max x 9' 10" Max (3.99m Max x 3.00m Max)

Carpet flooring and window to the rear and radiator.

Bathroom

Window to the rear, hand wash basin with vanity unit, WC and vinyl flooring.

Garden

A lawned rear garden accessed from the kitchen.

Parking

Off Street parking for one car/motorbike.

Services

The property is connected to, mains gas, mains water, mains electric and mains drainage.



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welcome to

South Street, Wells

- No Onward Chain
- Central Location - Easy Level Walk To The Centre Of Wells
- Off Street Parking
- Rear Garden
- Perfect First Home/ Lock Up & Leave/BTL Property

Tenure: Freehold EPC Rating: D

guide price

£245,000



Location

The historic and picturesque City of Wells is the smallest City in England and is recognised for its beautiful period properties and historic buildings. Wells is located within beautiful countryside between the Mendip Hills (Area of Outstanding Natural Beauty) and the Somerset Levels. The City of Wells offers fantastic schooling options that are all commutable from the development including; St Cuthbert's CofE infant School, St Joseph & St Teresa Cathedral Primary School, Stoberry Park Junior School, Wells Blue School and private schooling includes Wells Cathedral School. Further private schools can be found locally at Downside School, Millfield School and All Hallows.

There is a variety of local amenities on hand such as a range of local shops, supermarkets, cafes, restaurants, banks. You can also find the local cinema, churches, leisure centre, golf course, Wells rugby and football club, Bishops Palace and Gardens, Wells Cathedral and local Churches. Wells also holds the very popular local market twice a week, on a Wednesday and Saturday.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEL103367 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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01749 676067



Wells@allenandharris.co.uk



15 Sadler Street, WELLS, Somerset, BA5 2RR



allenandharris.co.uk