



£280,000

*At a glance...*



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**holland  
& odam**

12 Jocelyn Drive  
Wells  
Somerset  
BA5 2EW

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

**01749 671020**

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



## Directions

From Wells take the A39 towards Glastonbury. Pass the Health Centre and take the next turning right into Jocelyn Drive. Towards the end of the road the property can be found on the left hand side.

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://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. At the very heart of the city is the medieval Cathedral, Bishop's Palace and Vicars' Close (reputed to be the oldest surviving residential street in Europe).

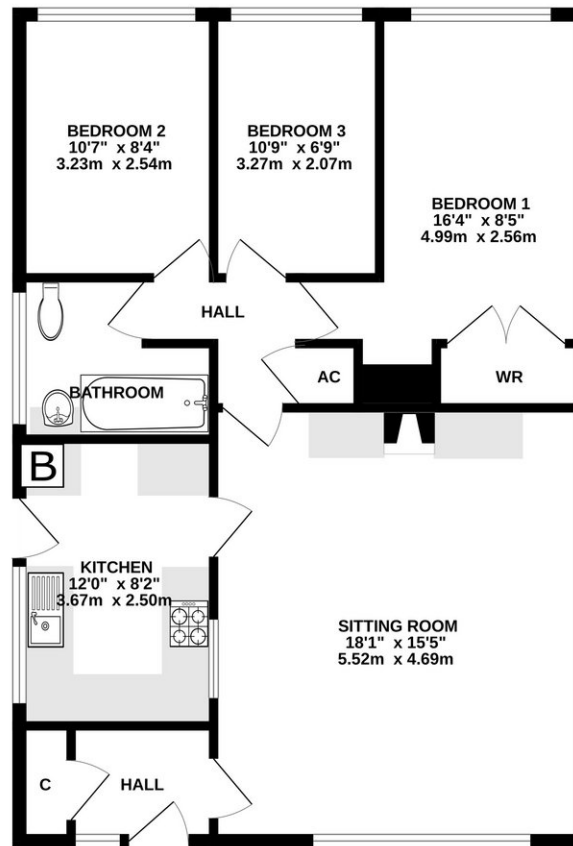
## Insight

A three bedroom semi detached bungalow set in the popular Keward Estate. Well positioned with a corner shop nearby and being a level walk into Wells centre. Well maintained throughout but would benefit from some updating. Front and rear gardens and garage.

- Large sitting room looking out over an attractive front garden
- Overall, well maintained but would benefit from some updating
- Fitted kitchen with plenty of wall and base units and space for white goods
- Two double bedrooms and a single
- Enclosed rear garden measures approx' 10.6m (35ft) long x 8.8m (29ft) wide. Mainly laid to lawn with a south-westerly aspect with side and rear access.
- Garage to the rear with direct access from the rear garden
- Plenty of nearby countryside walks
- Being offered with no onward chain



## GROUND FLOOR



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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