



£190,000

At a glance...



3



1



1



EPC

D



COUNCIL
TAX

B

**holland
& odam**

30 Barley Close
Wells
Somerset
BA5 2ED

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre follow signs for Glastonbury A39. At the Sherston roundabout by Lidl supermarket take the third exit onto Strawberry Way. At the traffic lights turn left into Burcott Road. Take the next left into Barley Close and follow the road round to the right and the property can be found on the right hand side with a for sale board displayed.

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

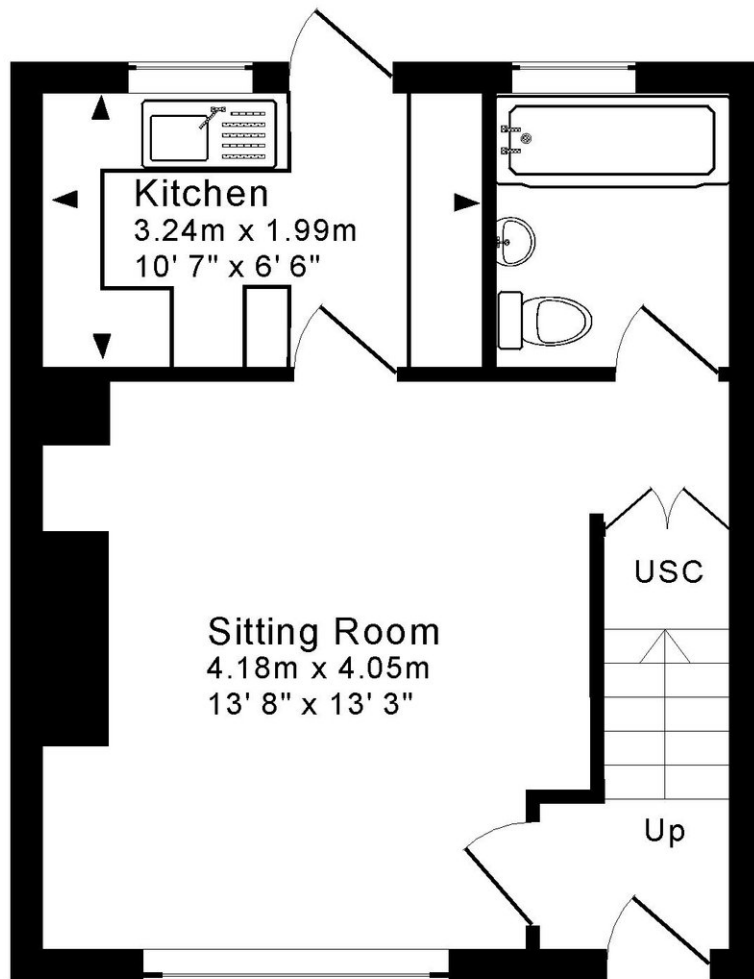
Set within easy walk of the city centre and within very easy reach of a primary school and local shop. Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. 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 great opportunity for a first time buyer or investor. A three bedroom mid terrace property with a 60' long rear garden and in need of refurbishment. Great value and offered for sale with no onward chain. Easy walk into the city centre.

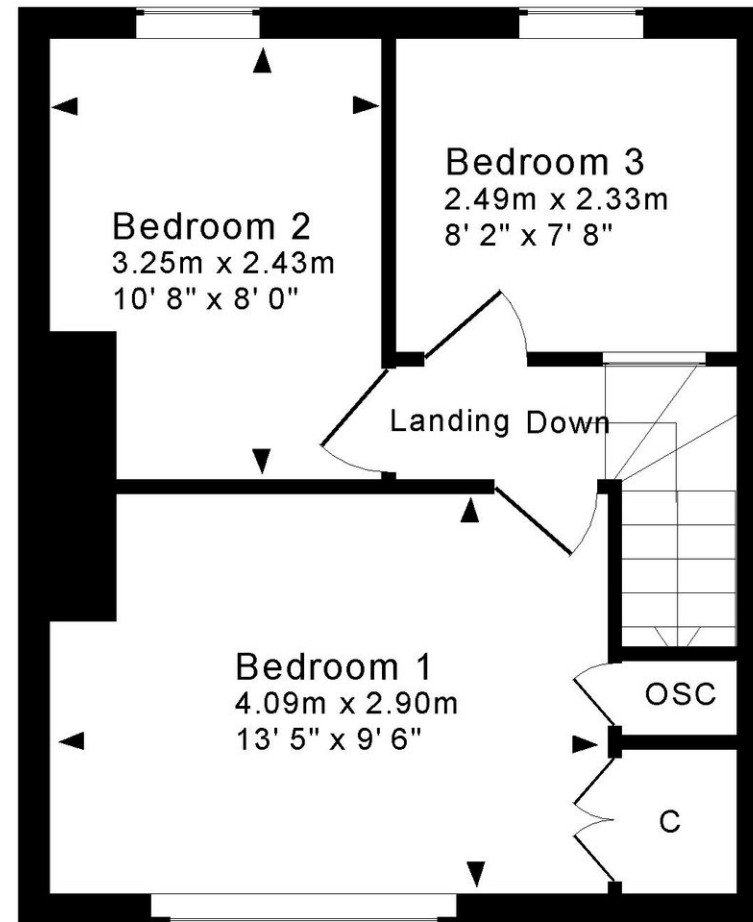
- Sitting room with large south-facing window
- Kitchen with a good range of units and a gas fired boiler supplying central heating and hot water
- Ground floor bathroom with electric shower over the bath
- Three generous bedrooms
- Double glazed windows and doors
- 60' long rear garden with useful outbuilding
- N.B. The property has a right of way over the neighbouring garden for rear access
- In need of refurbishment
- Entry level three bedroom house offering great value for money.





Ground Floor

For indicative purposes only.
Drawing Number : 147-0882



First Floor

Copyright Jemesis Ltd 2026

DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

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.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.