



£265,000

At a glance...



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**holland
& odam**

7 The Orchards
South Horrington
Wells
Somerset
BA5 3NP

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells follow signs for the B3139 The Horringtons. Proceed up the hill and take the first turning right into Upper Breach and then the next left into 'The Orchards' where the property can be found straight ahead 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
Estate/Management Charges £100 p.a.



Location

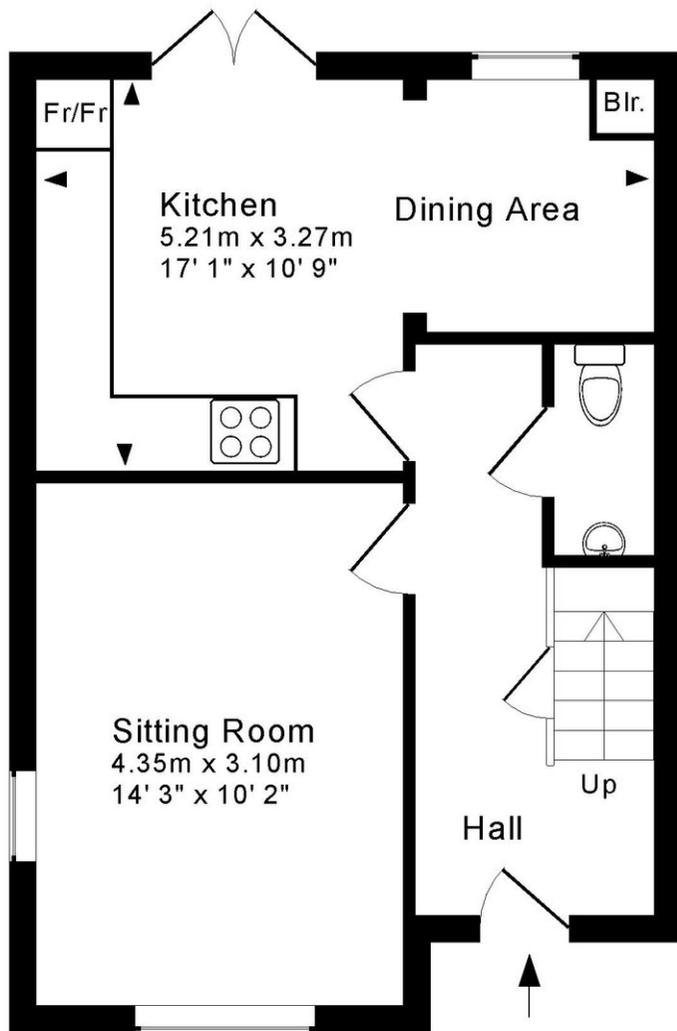
Situated within the grounds of a Grade II listed former hospital in a sought after village on the outskirts of Wells. To the south of the site there is a cricket pitch with Wells Golf Course beyond. Wells is the smallest Cathedral city in England and offers a wide choice of shops and facilities including a particularly good range of schools (both state and private). Bristol and Bath lie c.22 miles to the North and North East respectively.

Insight

An end of terrace house on the edge of Wells this well presented property would make a great first time buy or perhaps a down size move. It's been successfully let for a number of years. Garden to the front and rear with allocated parking space and plenty of parking for visitors.

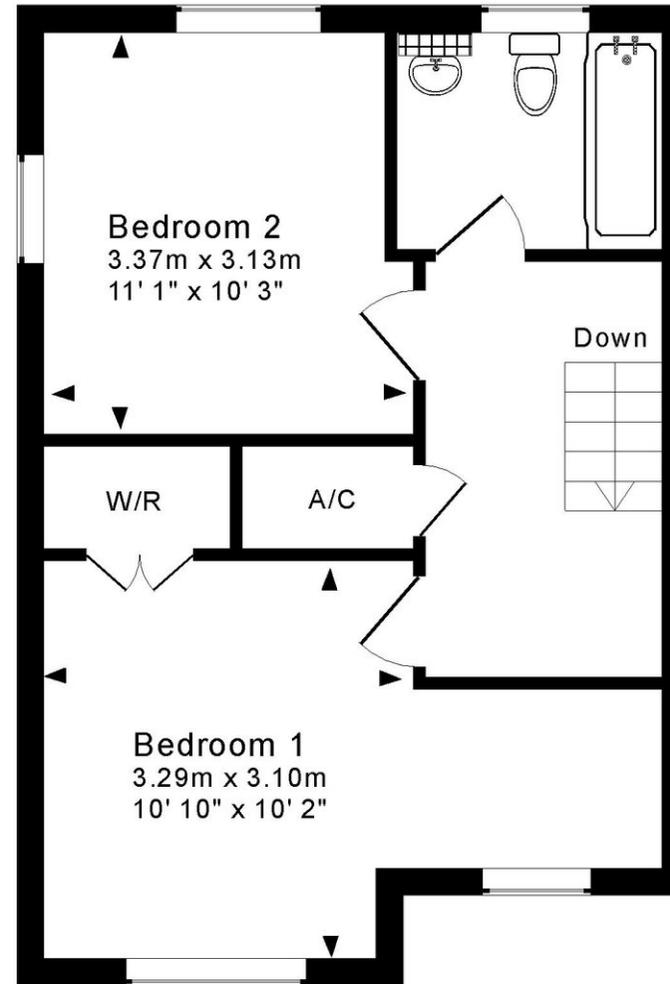
- Entrance hall with cloakroom
- Double aspect sitting room
- Fitted kitchen with integrated appliances including oven, hob and fridge freezer and French door to the garden
- Dining area off the kitchen with window overlooking the rear garden
- Master bedroom (currently used as an office) with built-in double wardrobe
- Second double bedroom overlooking the garden and countryside to the rear
- Bathroom with shower over the bath
- Gas central heating and double glazing
- Rear garden with patio and lawn with side access path, Further lawned garden to the front
- Allocated parking space with plenty of visitors' spaces





Ground Floor

For indicative purposes only.
Drawing Number : 147-0871



First Floor

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