



£385,000

*At a glance...*



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COUNCIL  
TAX

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**holland  
& odam**

3 Morgans Yard  
Southover  
Wells  
Somerset  
BA5 1UJ

**TO VIEW**

55 High Street, Wells,  
Somerset BA5 2AE

**01749 671020**

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



## Directions

From the Wells office proceed into Broad Street and turn left into St John Street and then at the T junction turn right into Southover. The turning for Morgans Yard can be found on the right hand side. The property is straight ahead.

## 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

Set within a short, level walk of the city centre and within very easy reach of Morrisons supermarket. 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.

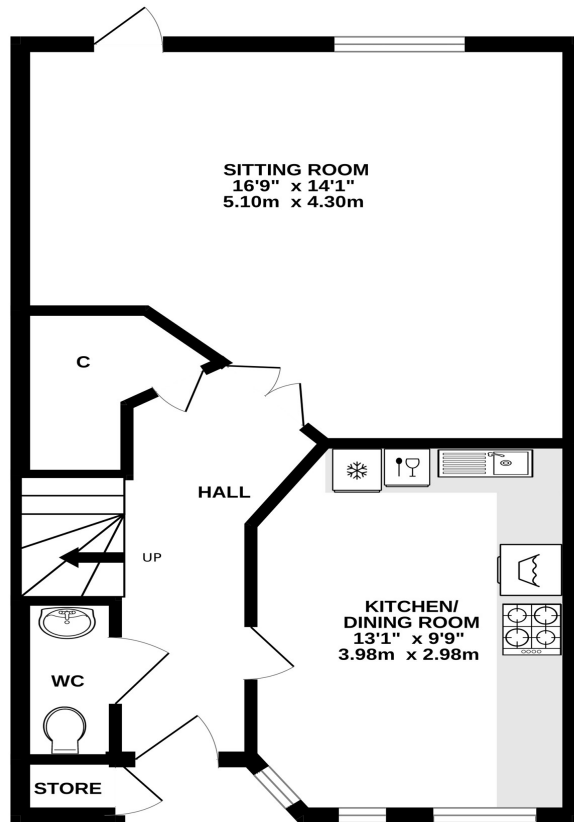
## Insight

Set close to the city centre yet tucked away in a quiet location this end of terrace modern house is part of a development of 5 properties that has been in the same ownership from new. With a pretty, partly walled garden and allocated parking space it's offered for sale with no onward chain. A fantastic property for a downsizer wanting a central position with an easily managed garden.

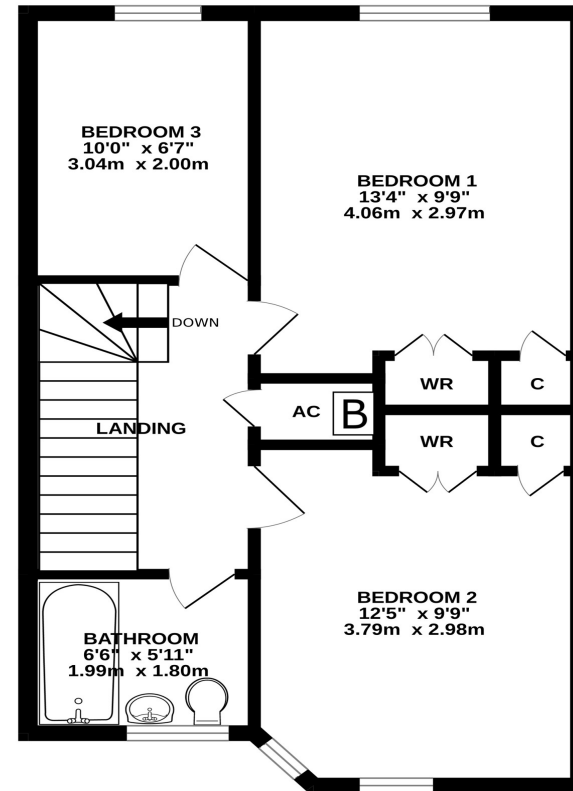
- Open porch with useful bin store leading to an entrance hall with a cloakroom off and large understairs cupboard
- Sitting room overlooking the rear garden with a french door and feature gas Living Flame fire
- Dining kitchen with a range of integrated appliances and space for table and chairs
- Three bedrooms (two each with double wardrobes and built-in shelved cupboards)
- Family bathroom with thermostatic shower over the bath
- Gas fired central heating and double glazed windows
- Allocated parking space to the front for one vehicle
- Lovely, rear garden with patio and raised bed. Large shed. Outside tap and lighting. Extending to c.30' x 25' (9.14m x 7.62m)
- No onward chain complications



GROUND FLOOR



1ST 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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