



£425,000

Guide Price

At a glance...



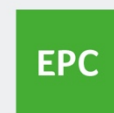
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COUNCIL TAX

TBC

**holland
& odam**

Thyer House
31 Sadler Street
Wells
Somerset
BA5 2RR

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From our offices proceed up the High Street and bear left into Sadler Street. Proceed past the White Hart Hotel and the property is on the corner of Sadler Street and Chamberlain Street 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

Tenure

Freehold



Location

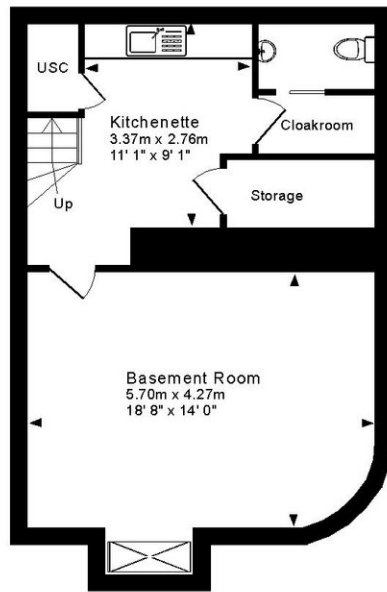
Sadler Street is one of the oldest and most historic routes in Wells. Since the mid-13th century, it has served as the main northern entry into the city. Originally called Canons Street, Cheap Street, or High Street, it is famous for its medieval architecture and centuries-old coaching inns. Wells is 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

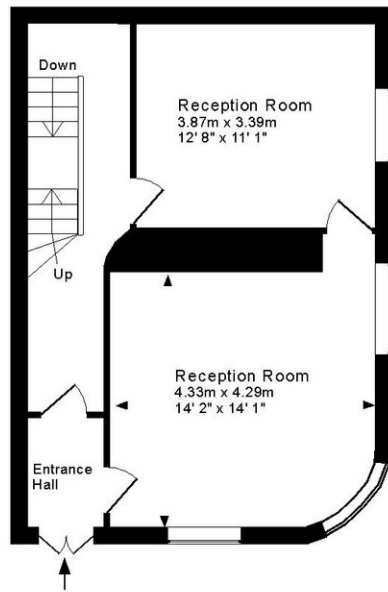
An exciting opportunity to purchase this well maintained Grade II Listed property within the conservation area offering 4 floors of accommodation and with planning permission for change of use from commercial to a single dwelling (Application No2026/0298/FUL). Huge potential for a buyer with vision to create a wonderful home in this sought after location. No chain.

- Impressive lobby and entrance hall with beautiful staircase
- Two reception rooms on the ground floor
- Basement level with reception room, kitchen and cloakroom
- First floor with two large rooms one of which would make a wonderful reception room or master bedroom
- Top floor with further double bedroom and a modern bathroom with shower over the bath
- Period features have been retained
- View of the Cathedral and green from the top floor
- Gas fired central heating
- With kitchen and bathroom in place the property could be immediately occupied and lived in
- No outside space but within a short walk of the beautiful Cathedral Green. Great for someone wanting a lock up and leave property

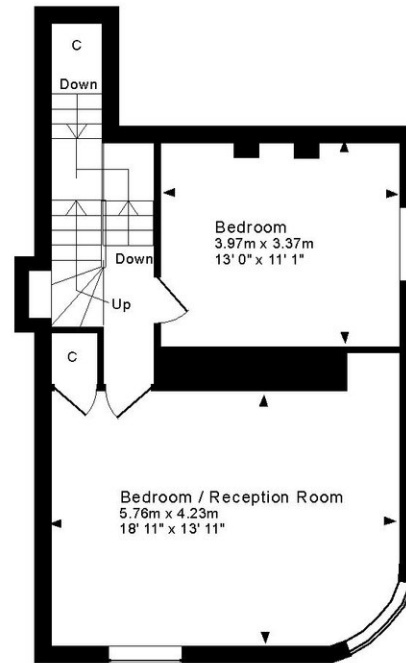




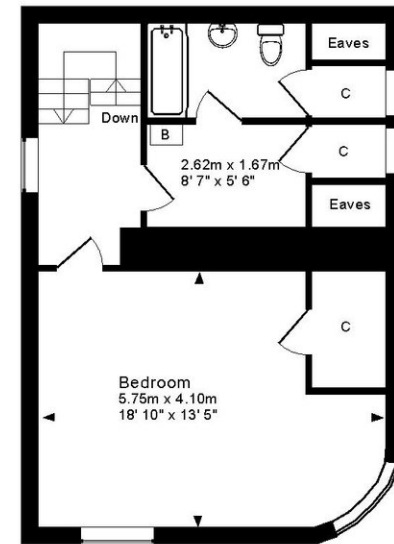
Basement Floor
 For indicative purposes only.
 Drawing Number : 147-0883



Ground Floor



First Floor



Second Floor

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.

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