



£250,000

*At a glance...*



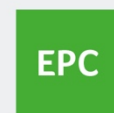
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& odam**

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Wells  
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**TO VIEW**

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## Directions

From the High Street follow signs for Glastonbury. At the Sherston roundabout turn right into Strawberry Way and follow the road until reaching the second set of traffic lights bearing left onto the Portway. After c.300 yards turn left into Coronation Road and then second left into Balch Road. Fairways can be found on the third turning on the left. Bear right at the top of the road and the property can be found at the end of the cul de sac on the right. A for sale board is displayed.

## 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

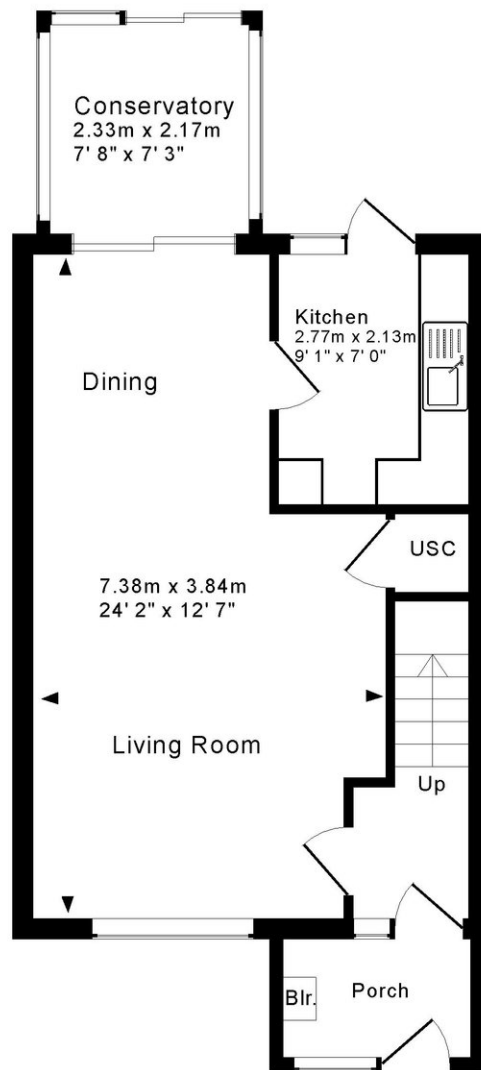
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 mid-terrace house offered for sale with no onward chain and representing great value for money with three bedrooms, 60' (18m) south-facing garden and garage with driveway parking. Having been rented out for a number of years it's a blank canvas waiting for the next owners to put their stamp on.

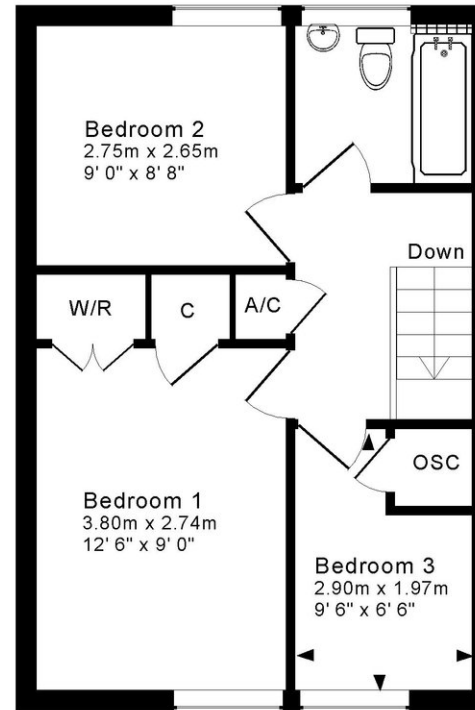
- Entrance porch with boiler and storage leading to inner lobby
- Double aspect living room with useful understairs cupboard
- Conservatory overlooking the rear garden with power and light and fitted blinds
- Fitted kitchen with plumbing for washing machine and door to the rear garden
- Three bedrooms with bedroom one having built-in wardrobes
- Bathroom with shower over the bath
- Rear garden extending to 60' (18m) and enjoying a southerly aspect with large patio and lawn. Water tap and light.
- Single garage with driveway parking in front for a further vehicle
- Within an easy walk of the city centre and set at the end of a cul de sac





### Ground Floor

For indicative purposes only.  
Drawing Number : 147-0877



### First Floor

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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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