



£295,000

At a glance...



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**holland
& odam**

57 Portway
Wells
Somerset
BA5 2BQ

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

On foot from Wells High Street proceed into St Cuthbert Street to the very end turning right and walking past the Little Theatre. Cross the road into the Portway and at the end of the cul de sac turn left and the property can be found after 50 metres on the left.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
someset.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

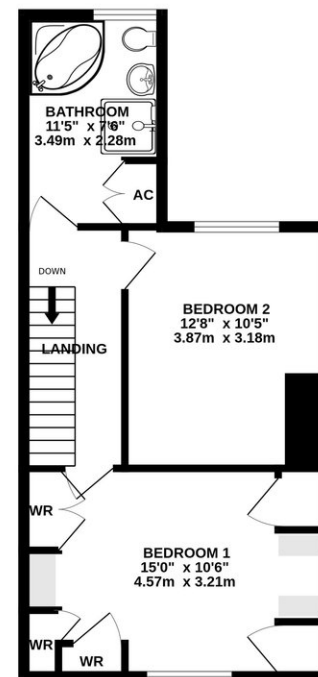
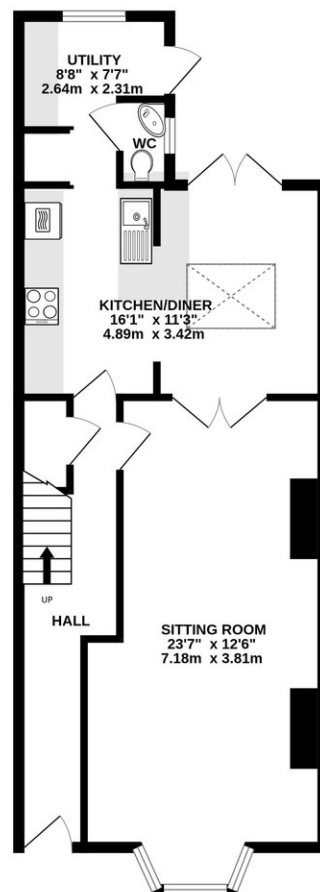
An extended mid terraced Victorian house within easy walking distance of the city centre. Coming to the market for the first time in 25 years. Offering a deceptive amount of living space the property and also offers scope for a roof conversion (subject to the necessary consents). No onward chain.

- Central location and close to all local amenities
- Spacious kitchen / dining room with French doors leading out to the rear garden and patio
- Useful utility room with space for a washing machine and tumble dryer. Also access from here to the rear garden
- Generous sitting room being over 7 meters (23ft) long with ample space for large furniture
- Downstairs cloakroom
- In need of a updating and modernisation
- Two generous double bedrooms one with plenty of built in wardrobes
- Low maintenance enclosed rear garden with pedestrian access
- Permit parking available opposite just off Wookey Hole Road



GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.

1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 sq.m.) approx.

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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