



£325,000

*At a glance...*



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**holland  
& odam**

17 Walnut Tree Close  
Wells  
Somerset  
BA5 2NL

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

01749 671020

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



## Directions

From the relief road follow signs for Wookey Hole via Wookey Hole Road. Take the second turning left into Walnut Tree Close and the property can be found straight ahead. A for sale board is displayed.

## Services

Mains electricity, water and drainage are connected.  
Electric heating.

## 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

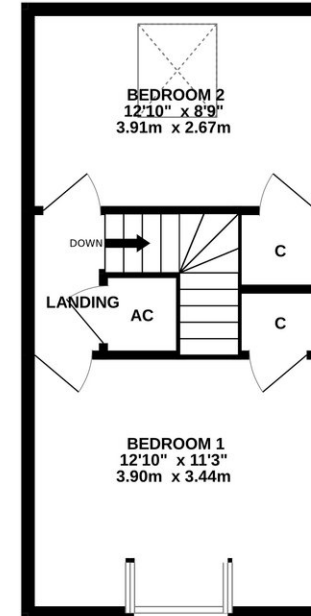
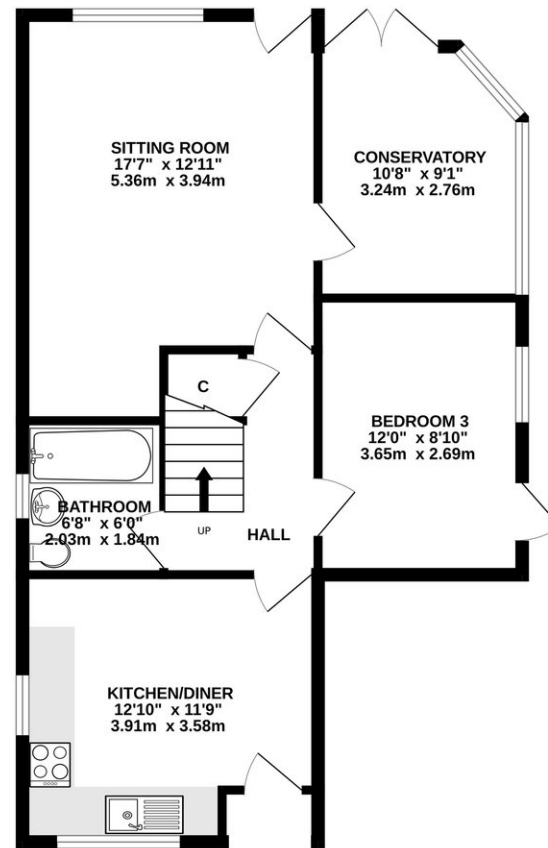
A detached and extended house set in a residential development within easy reach of the city centre and with the one of the largest gardens in the Close and two allocated, adjacent parking spaces. The accommodation is well planned and can provide ground floor living if required. No onward chain.

- Generous kitchen diner with a double aspect. Space for fridge freezer and plumbing for washing machine.
- Sitting room with feature electric fire and door out onto the rear garden
- Conservatory with doors onto the rear garden
- Ground floor bathroom with electric shower over the bath
- Three bedrooms (one on the ground floor giving the opportunity for entirely ground floor living)
- Two allocated parking spaces adjacent to the property
- Probably one of the largest plots on the development with 40' (12m) maximum rear garden enjoying a south-west aspect with a shed to one side and a greenhouse to the other. A very private space.
- Electric heating and double glazing
- No onward chain complications



GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.

1ST FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 999 sq.ft. (92.8 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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