



£360,000

At a glance...



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**holland
& odam**

10 Kidder Bank
Wells
Somerset
BA5 3JT

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre follow signs for the Horringtons B3139 into St Thomas Street. Continue into Bath Road and take the next turning left into Hawkers Lane. Take the second turning on the left into Colles Road and at the end of the road turn right and the property can be found on the left hand side with a For Sale Board displayed.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system via a combination boiler.

Local Authority

Somerset Council
0300 1232224
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

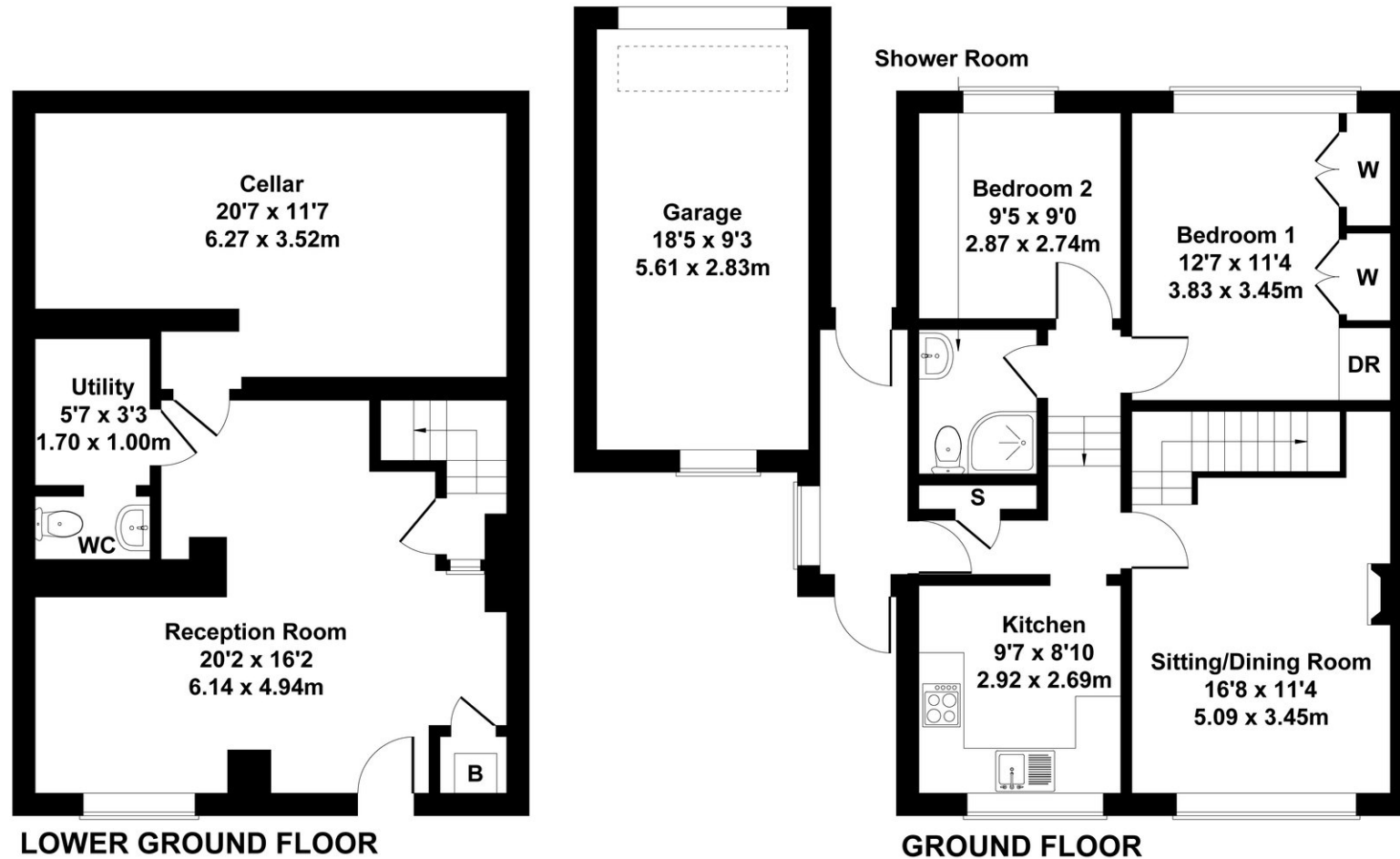
A deceptively spacious and well presented semi-detached house that has in recent years been upgraded and extended utilising a cellar area to provide further living space with an additional cloakroom and utility space. Enjoying a west-facing garden, garage and off road parking. Definitely one to view.

- Semi-detached property with flexible accommodation over three levels
- Popular east side of the city with lovely views over a wooded area to the rear and enjoying a quiet setting
- Single garage and double tandem driveway
- Two double bedrooms (one with wardrobes and storage)
- Two receptions rooms providing great living space
- Fitted kitchen with space for a small table and chairs
- Utility room and additional W.C. on the lower ground floor
- Potential for ground floor to be changed to a large kitchen/dining area if required with a further undeveloped area of cellar providing lots of storage
- Garden to the front and the west-facing rear garden is terraced on three levels and designed for easy maintenance



Kidder Bank, Wells

Approximate Gross Internal Area
1453 sq ft - 135sq m



Not to Scale. Produced by The Plan Portal 2026
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DISCLAIMER

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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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