



£280,000

At a glance...



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**holland
& odam**

6 Lethbridge Road
Wells
Somerset
BA5 2FD

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre follow signs for Cheddar A371 onto the Portway. Turn right into Charter Way and take the first right into Lethbridge Road. The property can be found on the right hand side.

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.

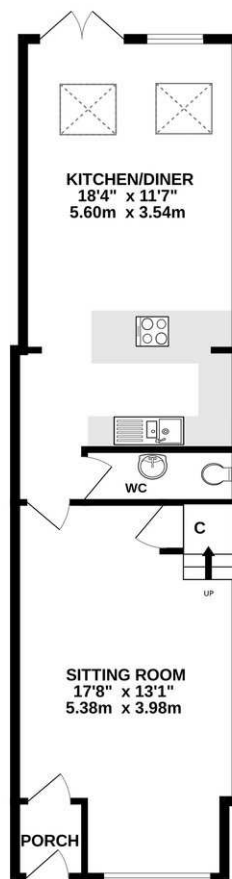
Insight

A well presented and extended two bedroom semi detached house. Set within walking distance of the city of Wells in a pleasant residential development. Offering driveway parking and low maintenance rear garden.

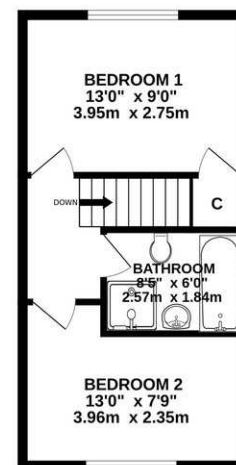
- Light and spacious kitchen / dining room with breakfast bar and two Velux windows
- Plenty of room for a large dining table and chairs
- Spacious sitting room with inset gas fire along with ample room for large furniture
- Useful entrance porch with space for coats and shoes
- Ground floor cloakroom
- Two double bedrooms, one with a large storage cupboard
- Stylish family bathroom with bath, separate shower cubicle, toilet and wash handbasin
- Low maintenance south facing rear garden
- Driveway parking
- Close to the leisure centre



GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 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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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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