



£350,000

At a glance...



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**holland
& odam**

40 Drake Road
Wells
Somerset
BA5 3LE

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From the centre of Wells proceed along the relief road following signs for The Horringtons (B3139) via St Thomas Street. Pass the garage on the right and take the next turning left into Hawkers Lane. Follow this road to the top and bear to the left into Drake Road. The property can be found on the left hand side set back from Drake Road.

Services

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

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

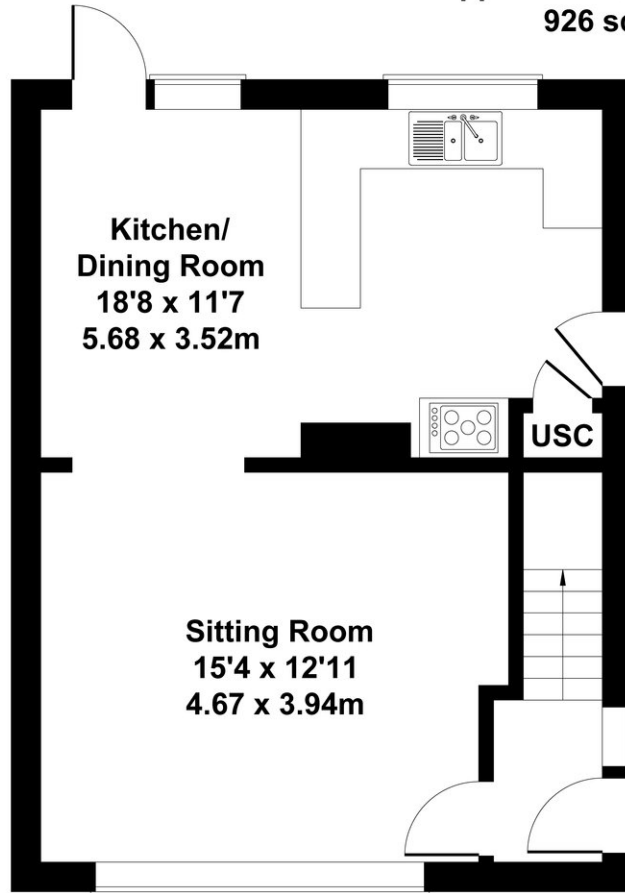
A light and airy semi-detached house set in a popular area on the east side of the city. Enjoying a south-facing garden and garage with a double tandem driveway.

- Entrance hall with stairs to the first floor
- Generous sitting room with provision for a gas fire
- South-facing, open plan kitchen diner with doors onto the garden
- Sleek kitchen overlooking the garden and including a stainless steel cooker with 5 gas rings, plumbing for washing machine and dishwasher and space for an American-style fridge freezer
- Landing with airing cupboard housing the gas fired boiler
- Three bedrooms (all with built-in storage)
- Stylish bathroom with thermostatic shower over the bath
- Covered porch to the side of the property
- Garage with power and light directly opposite the property with double tandem parking on the driveway
- South-facing garden extending to 12.4m x 6.77m (40' x 21') with decking and lawn

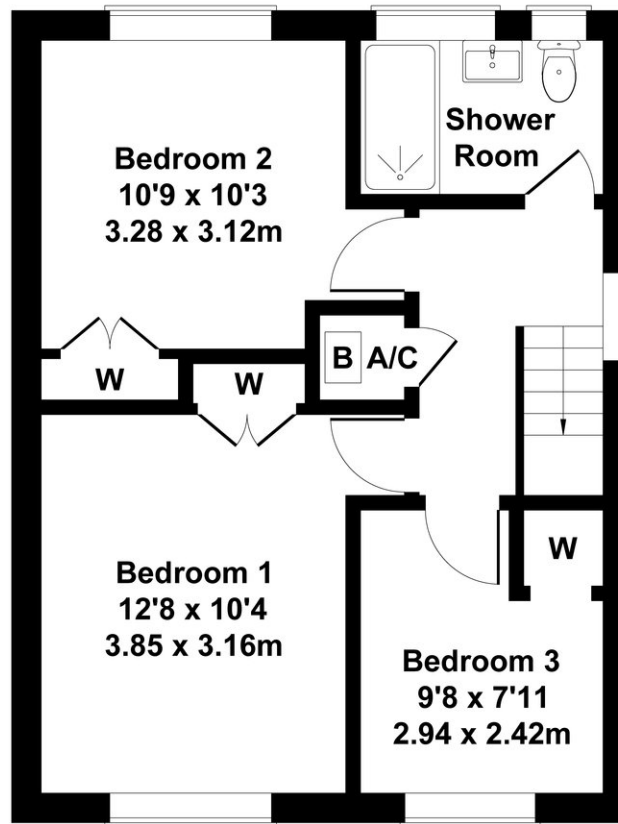


Drake Road

Approximate Gross Internal Area
926 sq ft - 86 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

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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