



£399,950

At a glance...



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COUNCIL
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**holland
& odam**

5 Wheeler Grove
Wells
Somerset
BA5 2GB

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. Take the second turning on the right into Charter Way and the second left into Wheeler Grove and the property can be found on the left hand side

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.

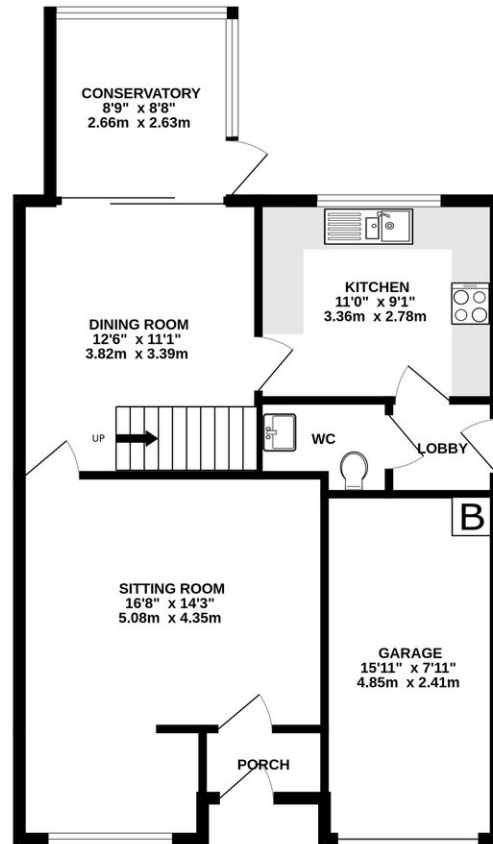
Insight

A four bedroom semi detached house with garage and parking. Set in a popular residential area of Wells and presented in good order. South facing rear garden with side access.

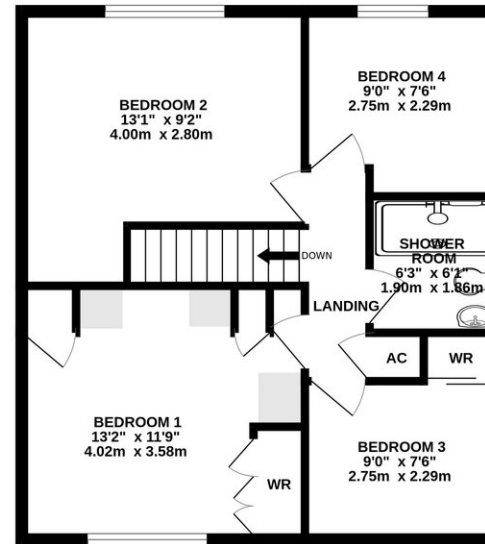
- Spacious kitchen overlooking the rear garden which leads into the dining room. Off the kitchen there is a small lobby and a downstairs cloakroom and access to the side of the property.
- From the dining room there are patio doors to the conservatory which in turn leads out into the rear garden.
- Generous sitting room with bay window and an electric fireplace
- Bedroom one has plenty of built in storage while bedroom two has a natural recess and space for a wardrobe. Both are good size double bedrooms.
- Bedroom three is a small double and has a built in wardrobe while bedroom four is a single
- The family bathroom has been adapted to a shower room
- The rear garden measures 15.2m (50ft) x 9.2m (30.2ft) and is split between a lower area of lawn and an area of several raised beds. There is a wooden shed and side access.
- Solar panels - Leased
- Being offered with no onward chain



GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1266 sq.ft. (117.6 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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