



£725,000

At a glance...



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**holland
& odam**

62 Southover
Wells
Somerset
BA5 1UH

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From the High Street proceed into Broad Street and turn left into St John Street. At the T-junction turn right into Southover. 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
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.

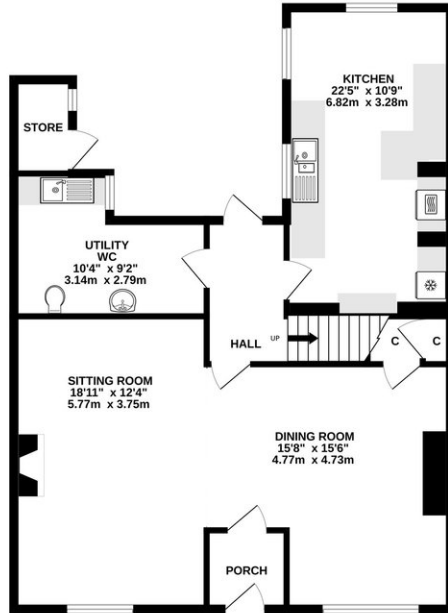
Insight

A stunning four double bedroom property with parking and garden in the popular location of Southover. Being extremely well maintained by the present owners, it is now being offered for sale with no onward chain. Certainly one to view.

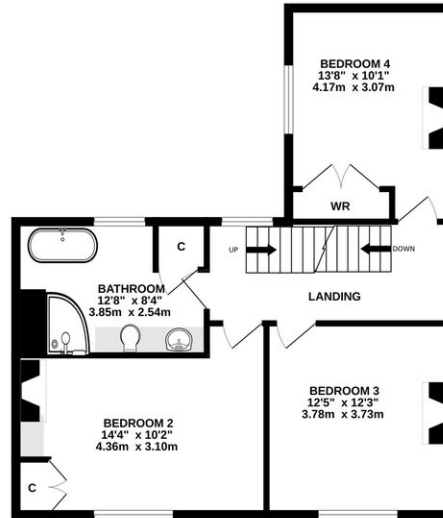
- Entering via a small porch which leads into the spacious sitting / dining room. The dining area has ample space for entertaining and can comfortably accommodate a table and chairs for 8-10 people.
- The sitting room has an oak floor and a feature fireplace with inset gas fire. There is plenty of room for large furniture without compromising the feeling of space
- The kitchen is well appointed with integrated double oven, Neff dishwasher, fridge freezer and an electric hob. There is plenty of worktop space and a dining area with a view over the rear garden
- The principal bedroom is extremely generous in size and very light having two Velux windows to the rear and a window to the front. The ensuite comprises shower, toilet and wash hand basin
- The three other bedrooms are all good sized doubles with built in wardrobe space and feature fireplaces.
- The family bathroom has a bath and a separate shower cubicle and is again, very light. There is also an airing cupboard housing the water tank
- Downstairs, there is a really useful utility room with a sink and space for a washing machine and tumble dryer. There is also a toilet and wash hand basin.
- Lovely rear garden comprising part patio with a few steps leading up to the lawned area which has attractive borders and an established apple tree.
- There is also a summer house with light and power and in addition, to the rear of the property is a secure stone shed
- All but two of the windows have been renewed in recent years and part of the roof has been replaced



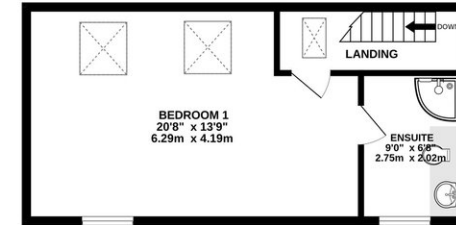
GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.9 sq.m.) approx.



2ND FLOOR
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 1889 sq.ft. (175.5 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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