



£395,000

At a glance...



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TAX

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holland  
&odam

17 Spring Rise  
Wells  
Somerset  
BA5 1UE

TO VIEW

55, High Street, Wells,  
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



## Directions

From Wells city centre follow signs for Glastonbury A39. Pass Tinknells Country Shop and take the turning right into Jocelyn Drive. Take the third turning on the right into Keward Avenue. Then take the third right into Spring Rise. Bear left and the property will be found in the left hand corner

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold



## Location

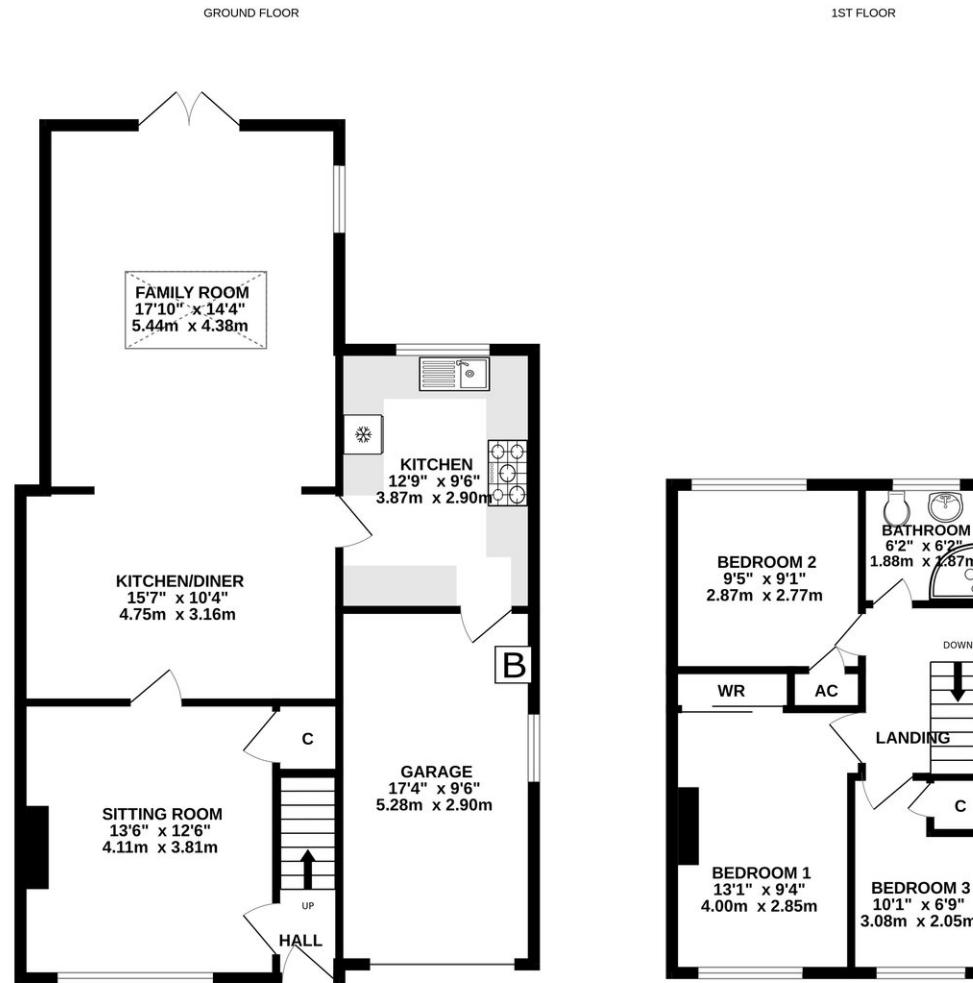
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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

Set at the very end of a cul-de-sac with a park to the side this three bedroom semi-detached house has been significantly extended to the ground floor whilst still enjoying a good-sized rear garden. Presented in immaculate order throughout and offered with no onward chain.

- Generous sitting room to the front with inset electric fire
- Smart kitchen which has been updated with integrated dishwasher, five burner gas hob, double oven, fridge freezer and washing machine
- Extremely spacious dining area which leads into the family room where there is ample space for large furniture. A roof lantern lets plenty of natural light in. This really is a sociable space
- From the kitchen there is access into the integral garage
- Upstairs there are three bedrooms with bedroom one having a built-in wardrobe, bedroom two having the airing cupboard and bedroom three is a single room with a storage cupboard
- The garden has a real feeling of open space and has been carefully landscaped. It is divided into a paved area of seating and an area of artificial grass all separated by weathered railway sleepers
- A great family home with no onward chain complications





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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