



£140,000

At a glance...



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**holland
& odam**

8 Henderson Place
Wells
Somerset
BA5 2QJ

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From the offices of Holland & Odam cross the road and follow to the end of the High Street passing The City Arms on your right. At Priest Row turn right keeping St Cuthberts Church on your left and the entrance to Henderson Place will be found on the left opposite the Globe inn. The property can be found at the far end on the left. A for sale board is displayed.

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

Set close to St Cuthbert's church in the very centre of the city this semi detached bungalow is small but perfectly formed and would be an ideal buy to let or downsize. With a south-facing rear courtyard garden and residents parking it's offered for sale with no onward chain.

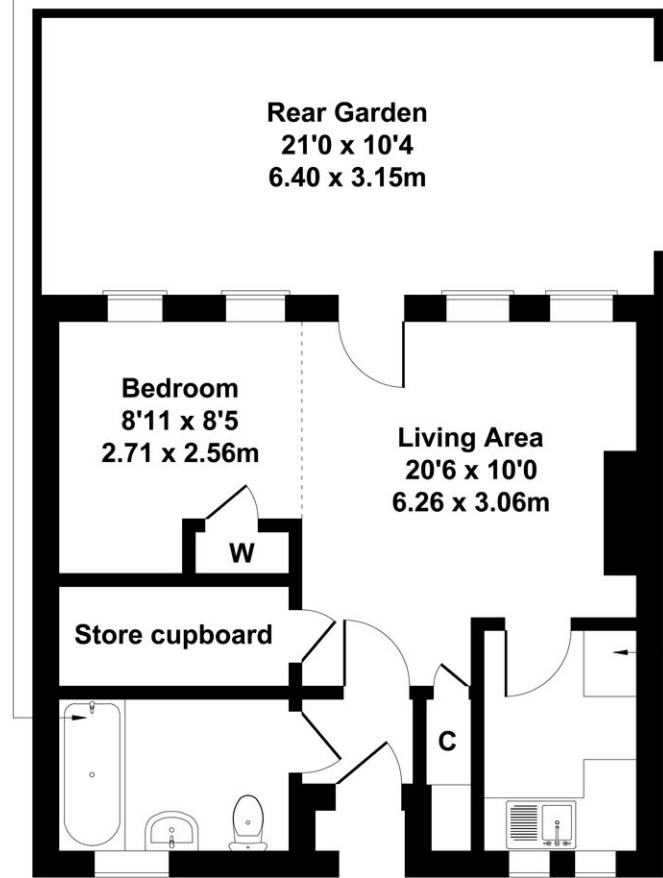
- Set in the heart of the city yet in a quiet and peaceful location
- Entrance porch and lobby
- Open plan sitting room and bedroom which could be divided up in required
- Fitted kitchen with gas fired boiler supplying central heating and hot water
- Walk-in store cupboard and further storage cupboard
- Bedroom area with built-in wardrobe
- South facing courtyard garden overlooking the church yard of St Cuthbert's church
- Set in a small development of just 8 units
- No onward chain
- Anticipated rental £795 p.c.m.



Henderson PPlace

Approximate Gross Internal Area

Bathroom	409 sq ft - 38 sq m	Kitchen
6'9 x 5'2		7'0 x 5'8
2.05 x 1.57m		2.13 x 1.73m



Not to Scale. Produced by The Plan Portal 2026
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DISCLAIMER

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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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