





Offers in excess of £625,000

To View:

Holland & Odam
55 High Street, Wells
Somerset, BA5 2AE
01749 671020
wells@hollandandodam.co.uk



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Energy
Rating

E

Council Tax Band E



Services

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

Local Authority

Somerset Council
03001232224
somerset.gov.uk

Tenure

Freehold

Directions

From Wells city centre follow signs for Glastonbury A39. At the Sherston roundabout take the third exit onto Strawberry Way. At the traffic lights turn left into Burcott Road by the Fire Station. The property can be found on the right hand side.

Description

An elegant semi-detached Victorian house within an easy level walk of the city centre and enjoying well proportioned rooms over three floors with the benefit of off road parking and a good-sized garden to the rear. A useful workshop/office has been created in the rear garden. A really lovely family home.

This lovely home offers the best of both worlds with well maintained accommodation having been thoroughly updated and refurbished in 2018 whilst retaining period features with light and airy accommodation. The entrance porch has stained glass windows and a tiled floor and is a useful buffer between the house and the outside. The entrance hall provides access to all three of the reception rooms and the stairs to the first floor. To the right is the sitting room with a bay window and a period fireplace (not currently in use). The dining room is used as both a dining room and family room with a wood-burning stove set in the fireplace and a large, useful storage cupboard. From the dining room double doors open into the kitchen with wall and base units with wood-effect work surfaces, ceramic sink and space for a range-style cooker. Doors from the kitchen and hallway give access into a conservatory with doors onto the garden.

Beyond the kitchen is an exceptional utility room with a further sink, gas fired boiler supplying central heating and hot water, plumbing for washing machine and space for a tumble dryer. This in turn leads to a rear lobby opening onto the garden and a ground floor shower room.

On the first floor there are two generous, double bedrooms and a large bathroom with double-ended bath as well as a further separate W.C.

On the top floor there are two further double bedrooms. Great as a childrens'/teenagers' area.

Location

Burcott Road is a short, level walk from the centre of Wells, 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.



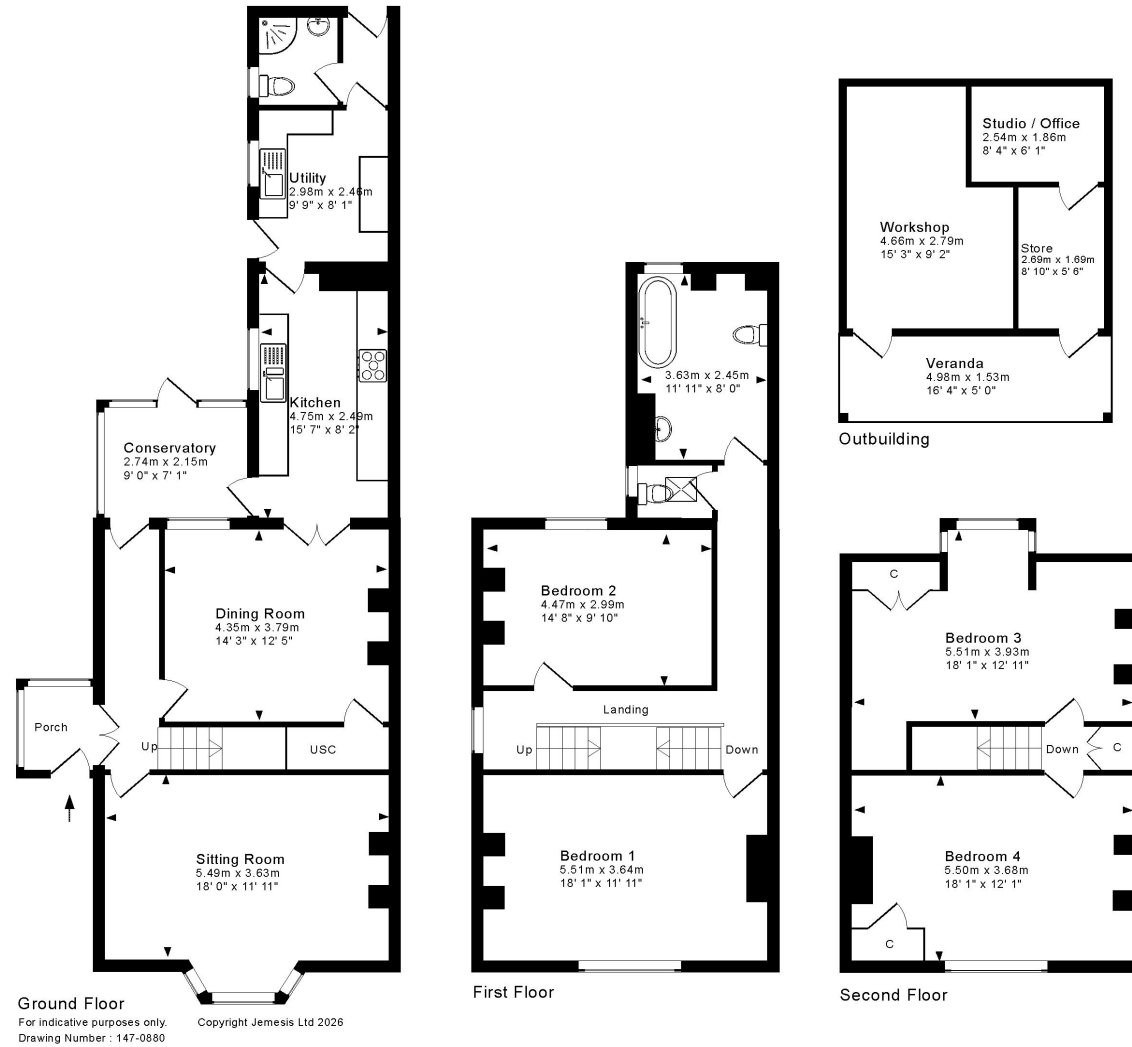


To the front of the property there is a resin bound driveway for off road parking and the front garden could also provide further hardstanding if required.

Gated access to the side of the property leading to the rear garden with two water taps and outside lighting. There are two areas of patio with space for outside seating or dining and steps lead to a lawned garden with a useful wooden framed outbuilding with power and light and divided into workshop, garden/bike store and a studio/office space at the rear which has been sound insulated. There are raised flower beds providing extra colour. Extending to c.85' (25m) in length (including the outbuilding)

- Entrance porch with stained glass and hallway
- Sitting room with bay window and feature fireplace
- Dining room with wood-burning stove
- Conservatory overlooking the rear garden
- Fitted kitchen with large utility room beyond
- Ground floor shower room
- Two double first floor bedrooms
- Large first floor bathroom and a further separate W.C.
- Two double second floor bedrooms
- Driveway parking to the front of the property
- Level garden with lawn, large patio areas and a useful outbuilding providing a covered verandah, workshop and office space.





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