



£325,000

At a glance...



4



2



3

EPC

C

COUNCIL
TAX

E

**holland
& odam**

14 St Andrews Mews
Wells
Somerset
BA5 2LB

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells High Street proceed into Broad Street and into Priory Road. Turn right at the Regal Cinema junction into Princes Road. Pass the supermarket on the left and at the traffic lights turn left into Tucker Street. Take the first turning left into West Street and follow the road into the development. The property can be found at the far end of the development 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
Estate/Management Charges £385.73 per annum (2024)



Location

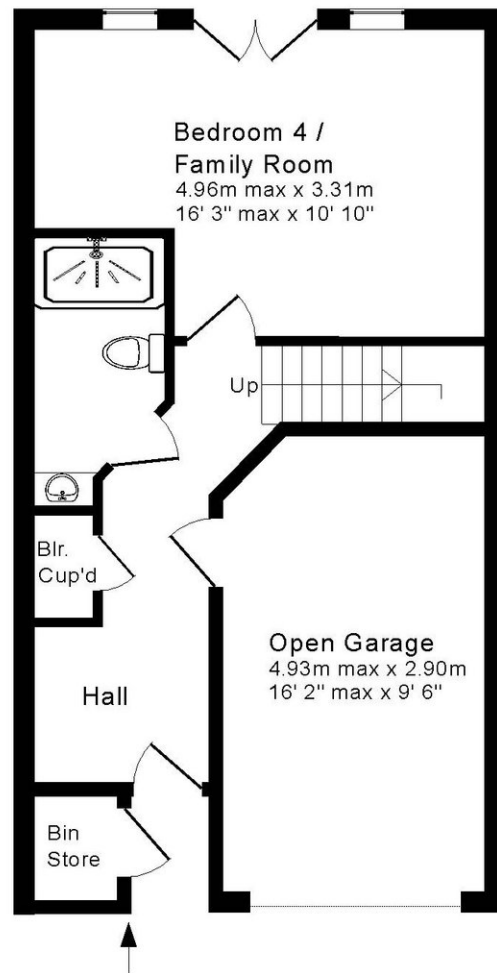
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 well presented townhouse arranged over three floors offering flexible, family-sized accommodation with the benefit of a low maintenance garden to the rear and off road parking. Viewing essential. No onward chain.

- Well presented modern townhouse
- Cul de sac position
- Entrance hall with boiler cupboard and access to the open garage
- Ground floor bedroom 4/ reception room opening onto the rear garden
- Recently re-fitted shower room
- First floor with sitting room, dining room leading into a generous kitchen and utility room
- Second floor with 3 bedrooms and family bathroom
- Master bedroom with en suite shower room and dressing area
- Gas fired central heating
- Integral parking space/open garage

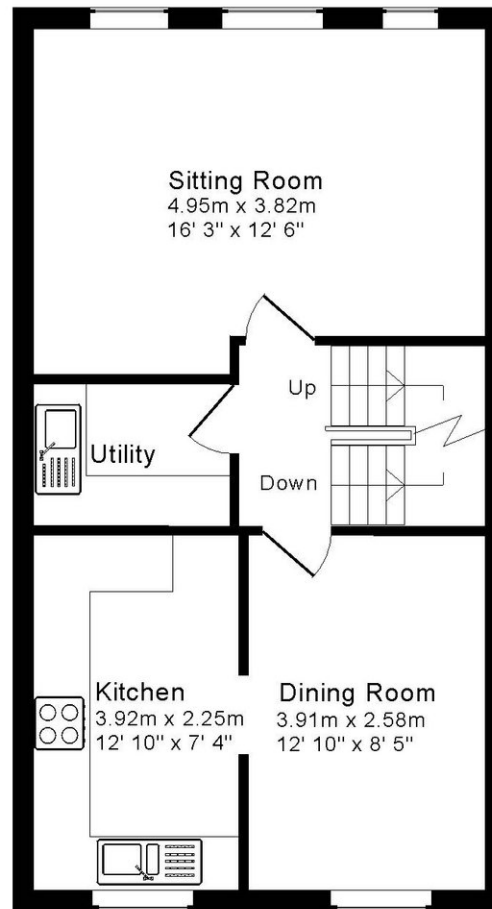




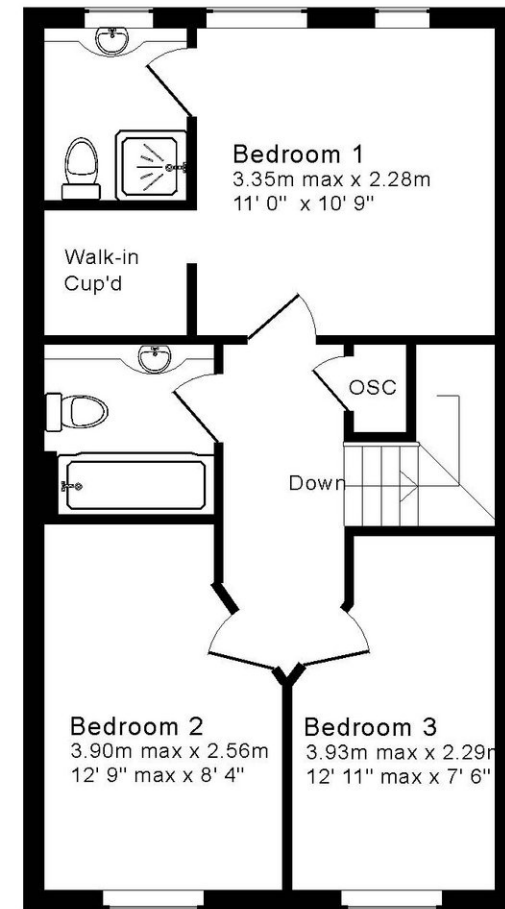
Ground Floor

For indicative purposes only.
Drawing Number : 147-0237

Copyright Jemesis Ltd 2024



First Floor



Second Floor

DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

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.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.