



£270,000

At a glance...



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**holland
& odam**

1 Coronation Road
Wells
Somerset
BA5 2BU

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre follow signs for the A371 towards Cheddar into the Portway. Turn left into Coronation Road. The property will be on the right hand side as the road bends right

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

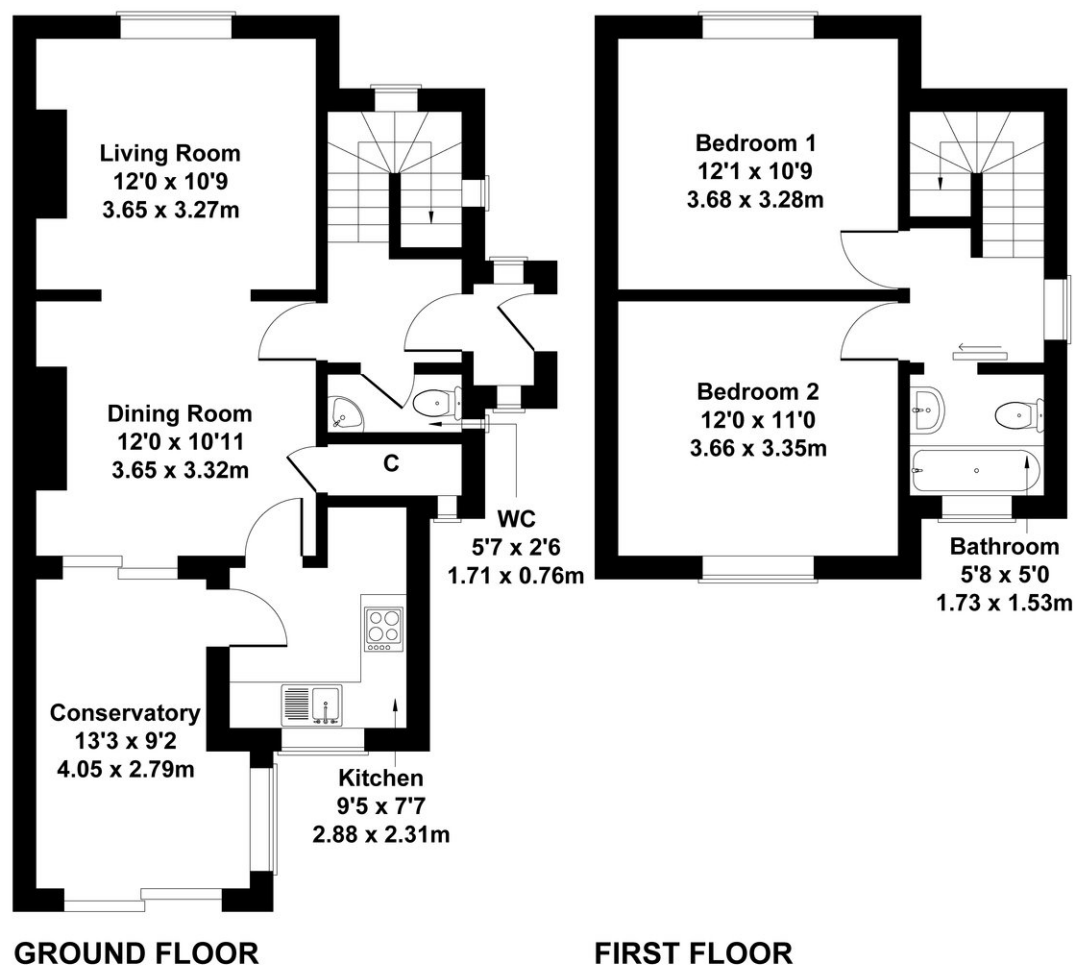
A well presented two bedroom end terrace home with a mature garden and parking for two or three vehicles. Extremely spacious living accommodation.

- Well presented throughout with large dining / sitting room area. Having the benefit of a conservatory to create another reception room.
- Kitchen with integrated hob and cooker with space for a washing machine and fridge freezer
- Off the dining room is a generous cupboard presently used as a larder
- Entrance porch which in turn leads into the hallway with plenty of room for coats and shoes. Off the hallway is the downstairs cloakroom.
- Upstairs there are two generous double bedrooms one to the front and one looking over the rear garden
- From the conservatory there is access to the rear garden.
- The garden is divided into an area of patio and steps lead down to an area of lawn where there are a range of mature shrubs and trees. A brick path meanders down to a greenhouse at the far end.
- Beyond the garden are some trees and the local cemetery creating a really quiet space
- Local convenience store just a two minute walk away along with access to nearby countryside



Coronation Road, Wells, BA5 2BU

Approximate Gross Internal Area
936 sq ft - 87 sq m



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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