



£625,000

At a glance...



5



4



2



C



F

**holland
& odam**

19 Old Mill Way
Wells
Somerset
BA5 2JU

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells take the A39 towards Glastonbury and take the last turning right into Jocelyn Drive just before leaving Wells. Take the first turning right into Old Mill Way and at the T-junction the property is straight ahead.

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.

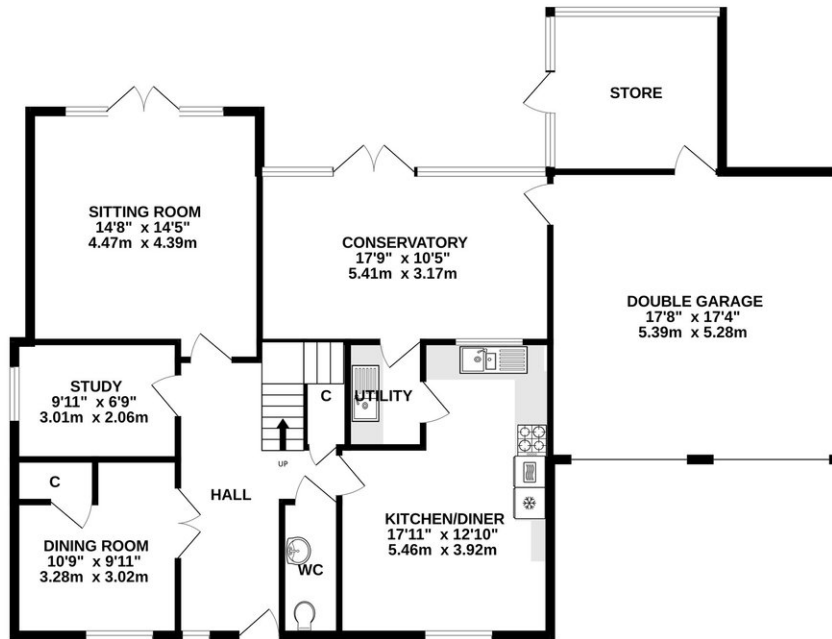
Insight

An impressive detached house built in 2000 and set in one of the largest plots on the development. Offering spacious, extended living space in addition to a double garage. A popular location within easy walking distance of the city centre. Viewing highly recommended.

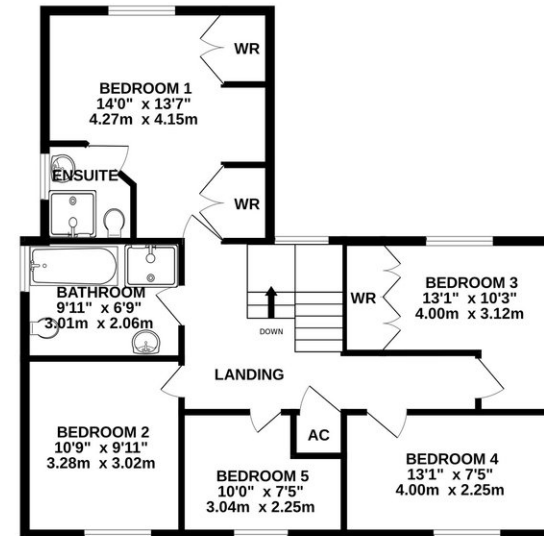
- Impressive hallway with galleried landing above
- Sitting room with feature fireplace and overlooking the rear garden
- Dining room with built-in storage
- Study/office ideal for hobbies or homework
- Large kitchen diner with extensive storage and integrated appliances
- Utility room leading to the conservatory which also gives access to the double garage and useful store room beyond
- Master bedroom with en suite shower room and fitted storage
- Four further bedrooms and a family bathroom (with separate shower)
- Level rear garden extending to 52' x 54' max (15.8m x 16.45m) with play equipment, patio and lawn
- Set on a popular development with no management charges



GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2026

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.