



£227,500

At a glance...



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**holland
& odam**

11 Barnard Court
Charter Way
Wells
Somerset
BA5 2FJ

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre follow signs for Cheddar A371 onto the Portway. Take the first turning on the right into Charter Way and then the first left into Barnard Court. The property can be found on the right hand side with a for sale board displayed.

Services

Mains electricity, gas, water and drainage are connected. Newly installed 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.

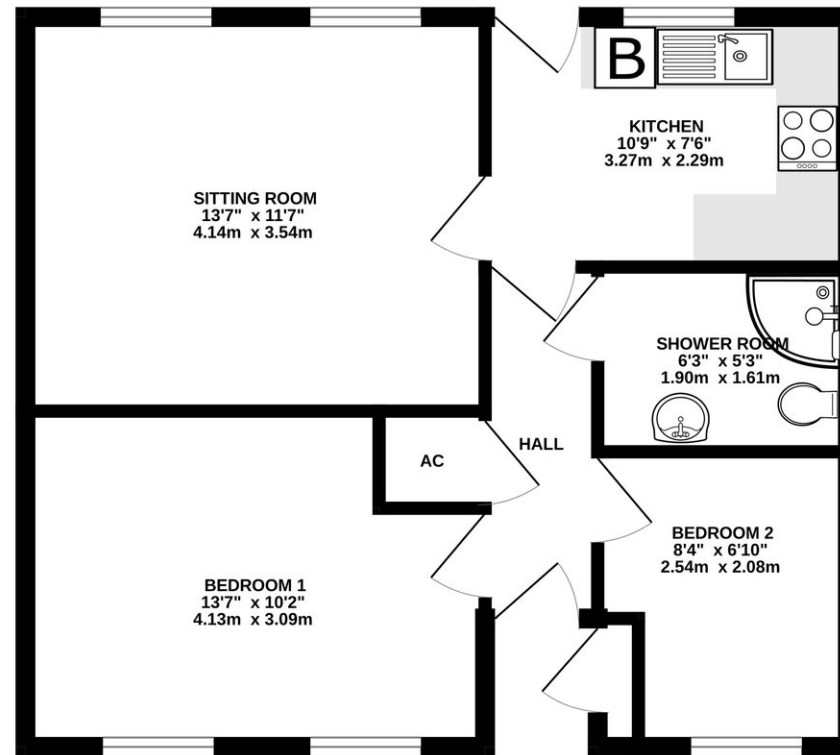
Insight

If you want an immaculate bungalow this is it! Practically brand new, this bungalow has been completely updated to suit modern living with a new roof, new internal wiring, new heating system, new fitted kitchen and shower room. Complemented by new flooring and neutral decoration throughout. No onward chain.

- Entrance hall with airing cupboard
- Sitting room to the rear overlooking the garden
- Brand new kitchen with oven and hob, plumbing for washing machine and space for a fridge freezer
- Two bedrooms
- Brand new shower room
- Brand new combination boiler in the kitchen supplying hot water and central heating
- Wood-effect LVT flooring to the hallway, kitchen and shower room with new carpets to the sitting room and bedrooms
- New UPVC double glazed windows and doors
- Attractive garden to the rear with patio and lower level (to be turfed) Extending to c.27' x 26' (8.23m x 7.9m)
- Residents' off street parking (not allocated)



GROUND FLOOR
516 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 516 sq.ft. (48.0 sq.m.) approx.

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.
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