



£335,000

At a glance...



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holland
& **odam**

52 Jocelyn Drive
Wells
Somerset
BA5 2ER

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells take the A39 towards Glastonbury. Pass the Health Centre and take the next turning right into Jocelyn Drive. The property can be found on the left hand side on the junction of Martins Close with a for sale board displayed.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

The property enjoys a corner plot in a residential area within a short walk of the Wells Health Centre, a hairdressers and convenience store. 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. A popular infants and junior school is within a short walk.

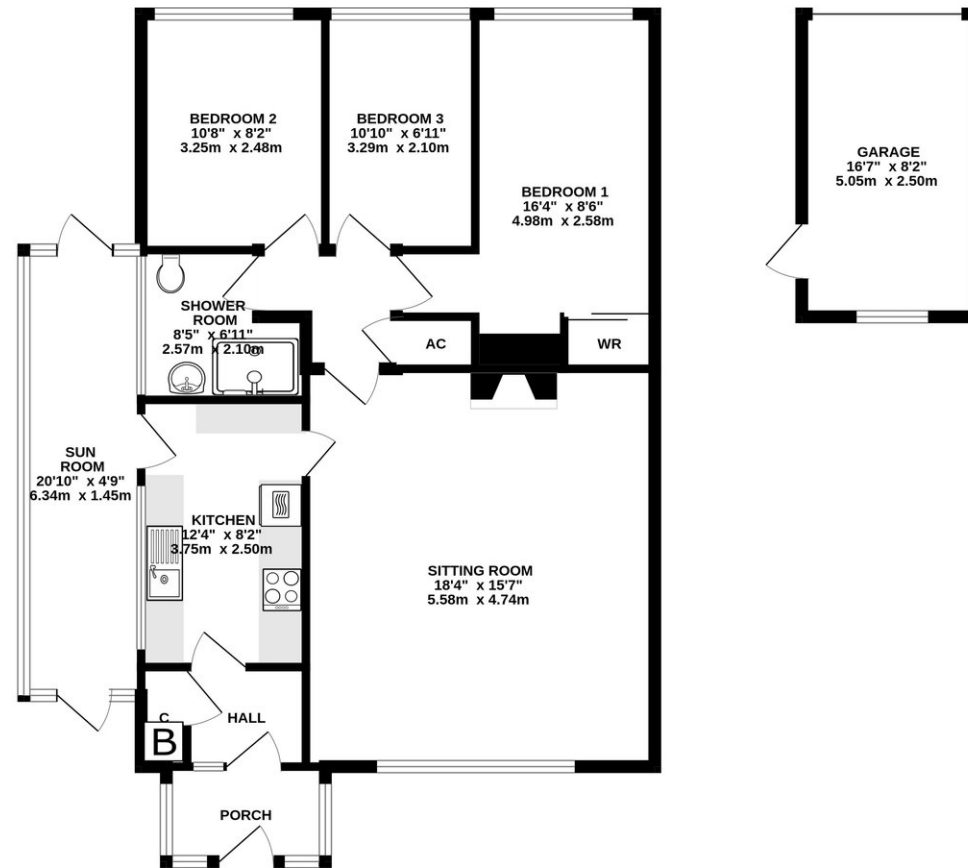
Insight

A semi-detached bungalow set in a corner plot and offered for sale with no onward chain. The property enjoys a mature garden to the front, side and rear with a single garage within the plot. A particular feature is the generous living room with feature fireplace and large picture window flooding this room with light.

- Entrance porch opening into a hall with cloaks cupboard
- Generous living room with feature fireplace, wood-effect flooring and large picture window and door onto the front garden
- Kitchen with extensive range of wall and base units incorporating gas double oven and hob and plumbing for washing machine and dishwasher
- Sun room off the kitchen with doors onto the front and rear areas of garden
- Three bedrooms
- Bathroom which has been re-fitted as a shower room
- Double glazed throughout
- Mature, level garden with well stocked flower beds and an enclosed paved rear garden with shed
- Single garage with power and light



GROUND FLOOR
1032 sq.ft. (95.9 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 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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