



£293,500

At a glance...



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**holland
& odam**

6 Lethbridge Road
Wells
Somerset
BA5 2FD

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. Turn right into Charter Way and take the first right into Lethbridge Road. The property can be found 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



Location

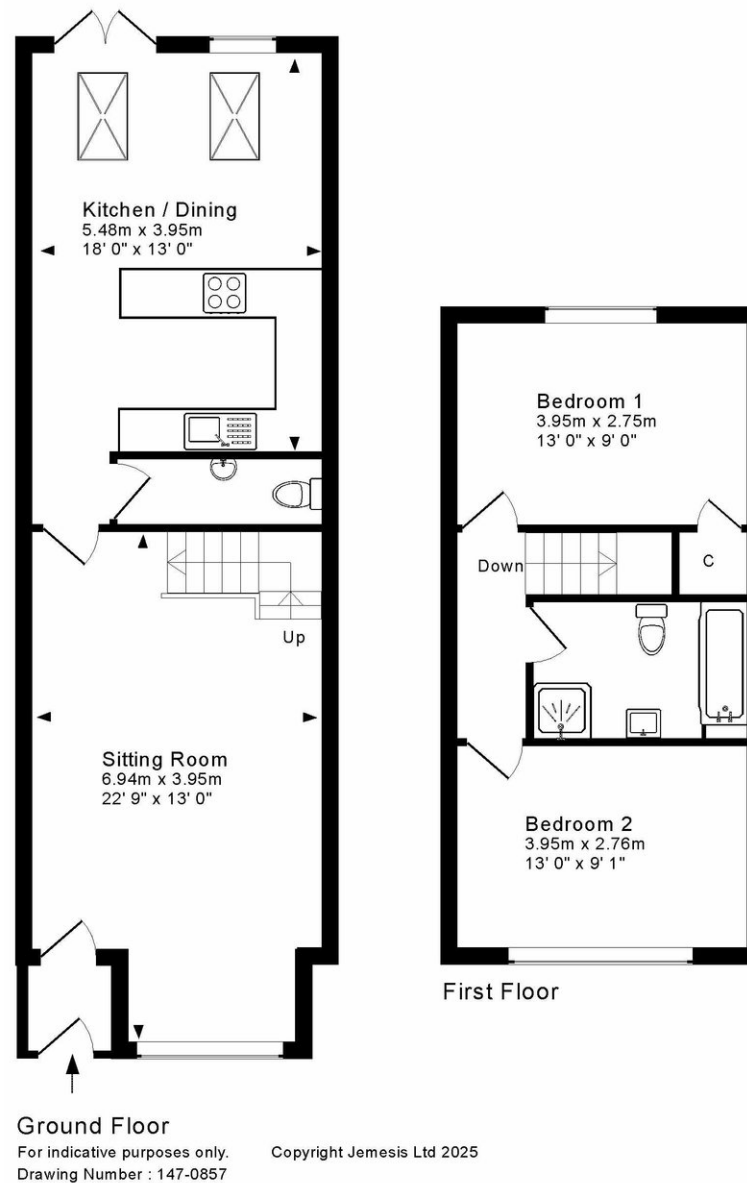
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 and extended two bedroom semi detached house. Set within walking distance of the city of Wells in a pleasant residential development. Offering driveway parking and low maintenance rear garden.

- Light and spacious kitchen / dining room with breakfast bar and two Velux windows
- Plenty of room for a large dining table and chairs
- Spacious sitting room with inset gas fire along with ample room for large furniture
- Useful entrance porch with space for coats and shoes
- Ground floor cloakroom
- Two double bedrooms, one with a large storage cupboard
- Stylish family bathroom with bath, separate shower cubicle, toilet and wash handbasin
- Low maintenance south facing rear garden
- Driveway parking
- Close to the leisure centre





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.

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