



£375,000

At a glance...



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**holland
& odam**

2 Hamiltons Close
Wells
Somerset
BA5 2GS

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From the relief road follow signs for Wookey Hole via Wookey Hole Road. Pass the turning on the right into Ash Lane and the turning on the left into Goodymore Avenue. Take the first of the two turnings on the left signposted Penleigh Road and then take the first left into Hamiltons Close. The property can be found just on the left 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
Estate/Management Charges - £201.09 per annum



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

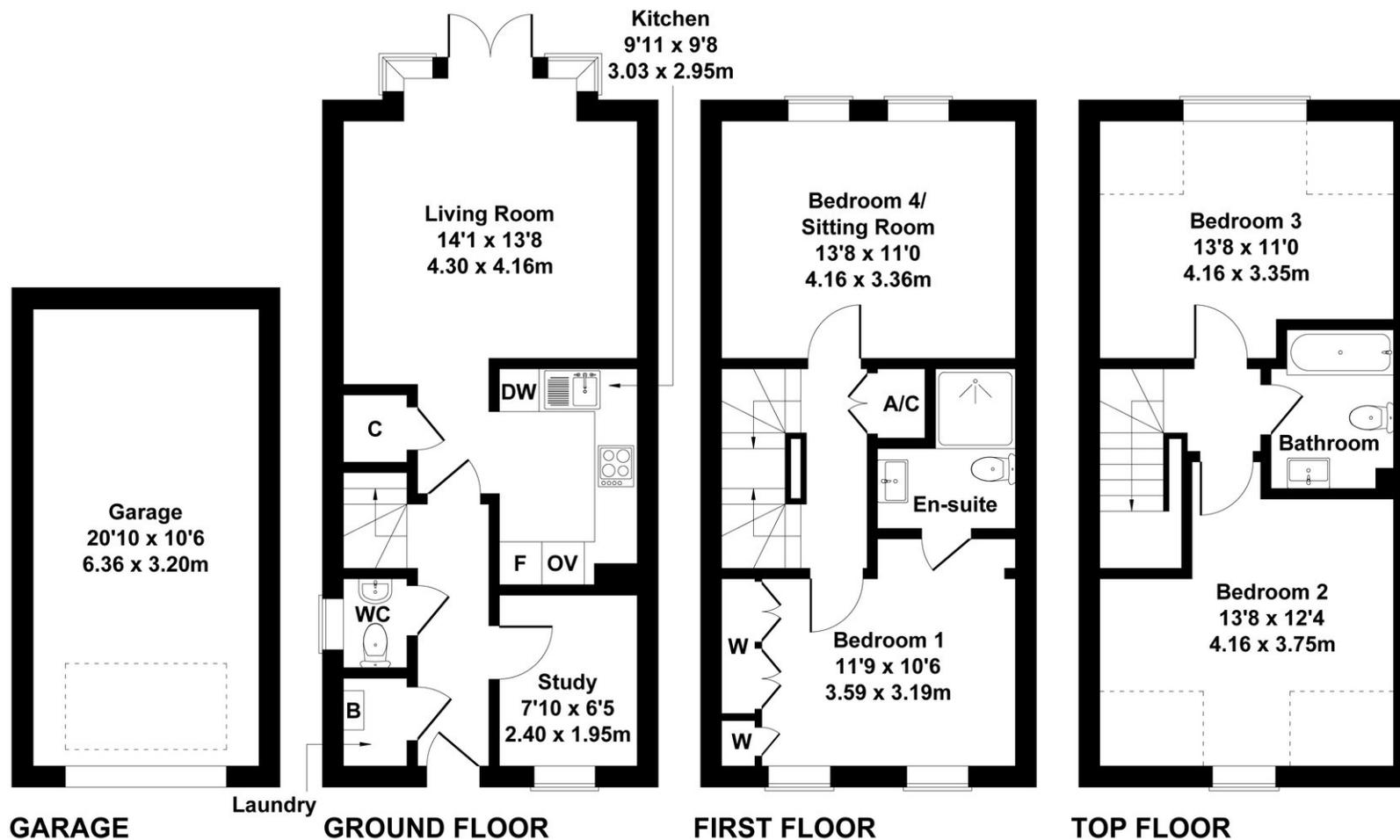
A really well presented property which was built in 2017. Offering versatile accommodation as either a four bedroom home or a three bedroom with an additional reception room. Being offered with no onward chain.

- Well appointed kitchen with integrated fridge freezer, dishwasher, double oven and gas hob along with plenty of wall and base units.
- Open plan kitchen / dining room with French doors leading out onto the rear garden
- Three / four double bedrooms with the principle bedroom having an ensuite shower and built in wardrobes.
- Presently, one of the spacious bedrooms is set up as a first floor sitting room
- Useful downstairs study / playroom
- Large garage with light and power with additional parking for two cars on the driveway
- Low maintenance front and rear gardens with gated side access to the enclosed rear
- The rear garden goes around the back of the garage giving an additional area of 2.1m x 6.3m. The garden measures approx' 4.7m x 9.0m



2 Hamiltons Close, Wells, BA5 2GS

Approximate Gross Internal Area
1453 sq ft - 135 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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