



£399,950

At a glance...



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**holland
& odam**

27 Carlton Mews
Wells
Somerset
BA5 1SG

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

On foot from the offices of Holland & Odam proceed up the High Street into the Market Place and bear to the right and then to the left side of the Town Hall. Follow this road straight on and bear to the right and then to the left and the property can be found 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

Leasehold - 999 year lease from 1989
Service/Maintenance Charges approx. £170 p.a.
Ground Rent £5 p.a.



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

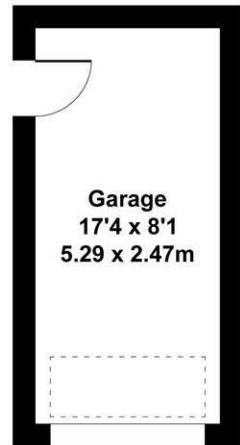
A well presented three double bedroom property with garage and parking in central Wells. It's just a 150m walk from the market place and has a lovely outlook over Wells recreation ground and bandstand.

- Large entrance hall with three built in wardrobes and a downstairs cloakroom.
- Spacious kitchen dining room with space for a washing machine and cooker along with an integrated fridge freezer and dish washer. This room has a great view over the recreation ground.
- On the first floor is good sized double bedroom with a view to the front.
- Also on the first floor is a large sitting room with an electric fire as a focal point. There is plenty of space for a sofa and armchairs and this room also has a great outlook.
- Going upstairs there are two further double bedrooms, both having useful built in wardrobes.
- Lastly, on the second floor is the family bathroom comprising bath with shower over, toilet, bidet and wash handbasin.
- The front garden is enclosed and low maintenance with a path leading to a door which gives access to the garage. This has an electric up and over door.
- There is one parking space to the front of the property.

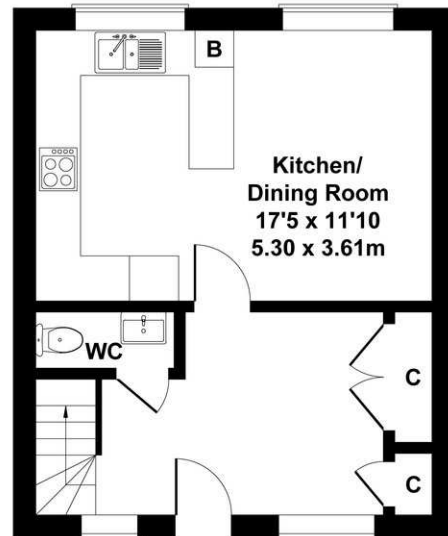


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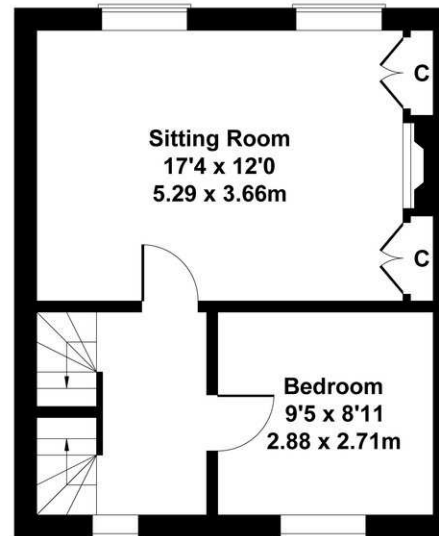
Approximate Gross Internal Area
1249 sq ft - 116 sq m



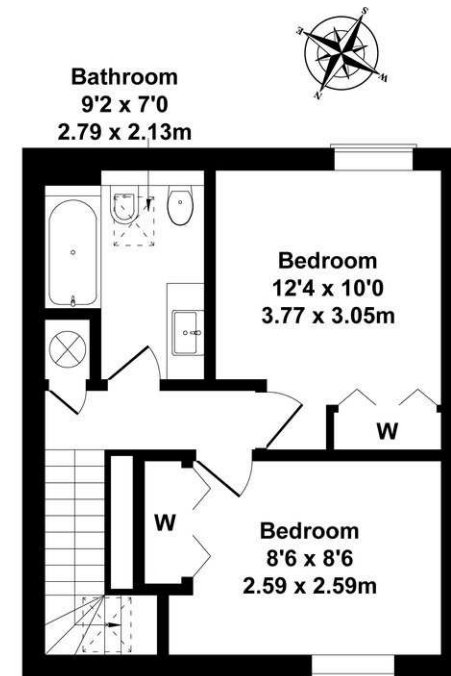
GARAGE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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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