



£488,800

At a glance...



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**holland
& odam**

10 Osmond Drive
Wells
Somerset
BA5 2JX

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 Police Station and take the next turning right into Jocelyn Drive. Take the second turning right into Osmond Drive and 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
No management charges



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.

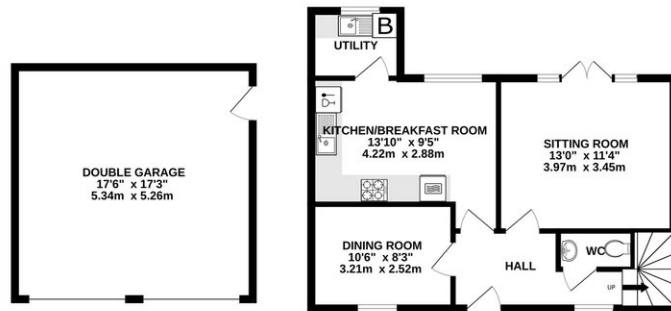
Insight

A well presented four bedroom semi-detached property with double garage and driveway parking. Coming to the market for the first time since being built in 2001. This home has been well maintained and improved by the present owners and is now being offered with no onward chain.

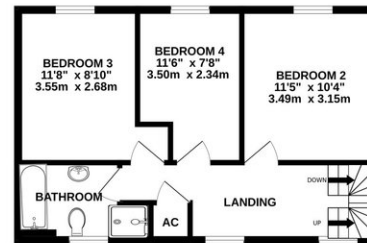
- Generous kitchen with plenty of room for a dining table and chairs. Good amount of wall and base units with an integrated fridge freezer, double oven and dishwasher.
- Bright sitting room with French doors leading out to the rear garden. There is also a second reception room presently used as an office.
- Utility room with a sink and space for a washing machine and tumble dryer. There is also a back door leading out to the well presented rear garden.
- The principle bedroom is double and has an en suite with separate bath and shower. There is also a dressing room with ample storage cupboards.
- Two further double bedrooms and a good size single room.
- New windows installed September 2024.
- Spacious double garage with light and power along with gated driveway parking for a further two - four vehicles.
- Side door from the garden into the garage and also a gate from the driveway into the enclosed rear garden



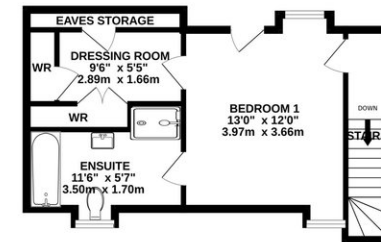
GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



2ND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 1622 sq.ft. (150.7 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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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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