



£285,000

At a glance...



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**holland
& odam**

38 Southover
Wells
Somerset
BA5 1UH

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From the offices of Holland and Odam turn left and proceed into Broad Street. Turn left into St John Street and at the T junction turn right into Southover. The property can be found on the right hand side with a for sale board in the window.

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

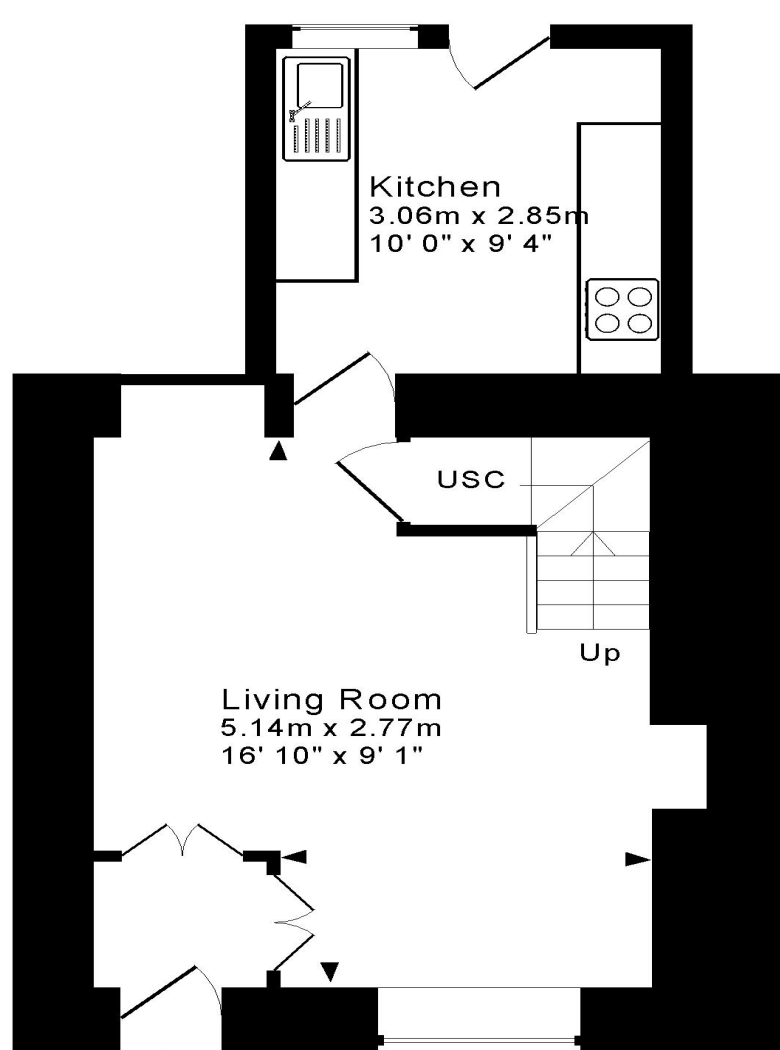
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 pretty cottage (originally a shop) set in the conservation area and within easy reach of the High Street. Enjoying a courtyard garden to the rear the property has retained many character features and is offered for sale with no onward chain. Viewing highly recommended.

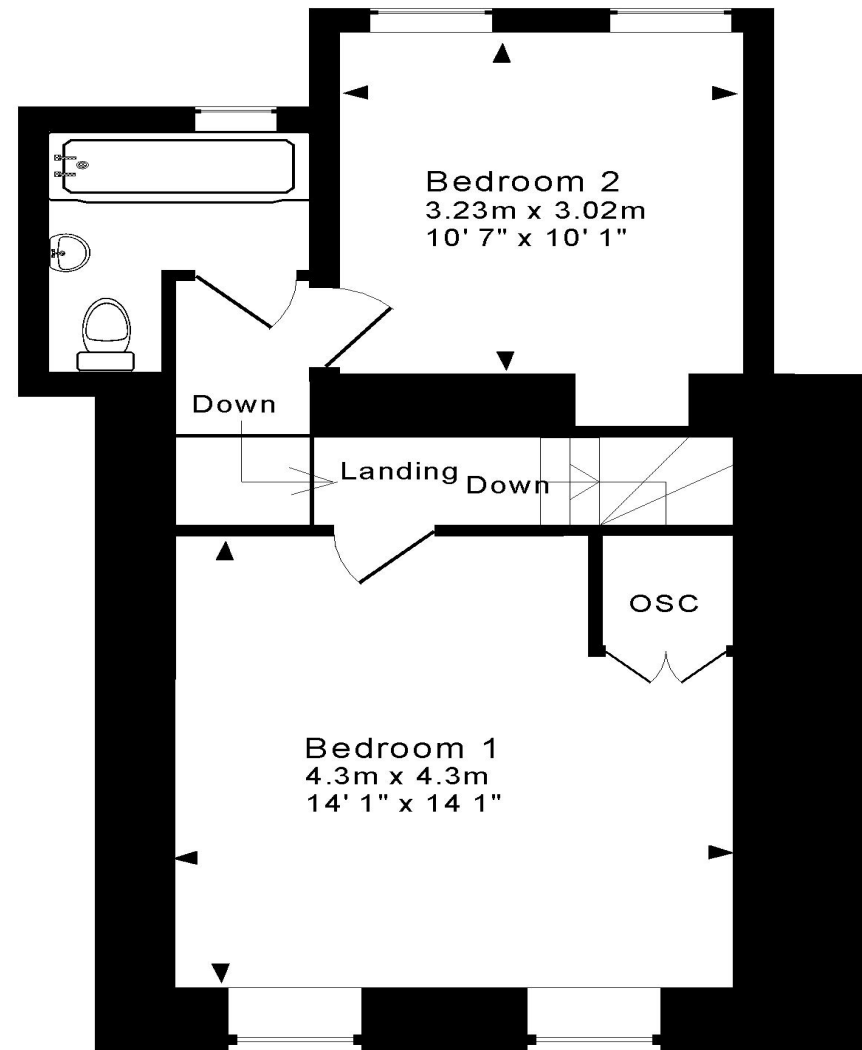
- Sitting room with original shop window, feature fireplace with wood-burning stove and flagstone floor
- Kitchen with range of units and door to the rear courtyard and flagstone floor
- Bedroom One with vaulted ceiling, varnished floor boards and storage cupboard. This could be an additional sitting room or studio
- Second double bedroom with windows to the rear
- Bathroom with mixer shower over the bath
- Courtyard garden c.5.5m x 3.4m (18' x 11')
- Stylish character features
- Easy level walk into the High Street and within a conservation area
- Popular location with a supermarket within 200 yards (on foot)
- No onward chain complications





Ground Floor

For indicative purposes only.
Drawing Number : 147-0872



First Floor

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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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