



£340,000

At a glance...



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holland  
&odam

17 Feltham Close  
Wells  
Somerset  
BA5 2GH

TO VIEW

55, High Street, Wells,  
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



## Directions

From central Wells take the Wookey Hole Road and continue for c.1 mile. Take the second left onto the Bishops Green development and into Penleigh Road and then first right into Feltham Close. Follow the road to the right and the property can be found on the left with a for sale board displayed.

## Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold  
Estate/Management Charges £107.33 p.a.



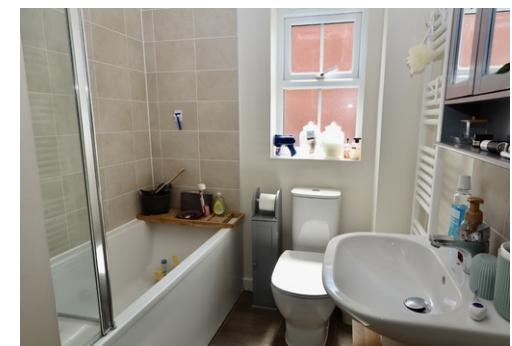
## Location

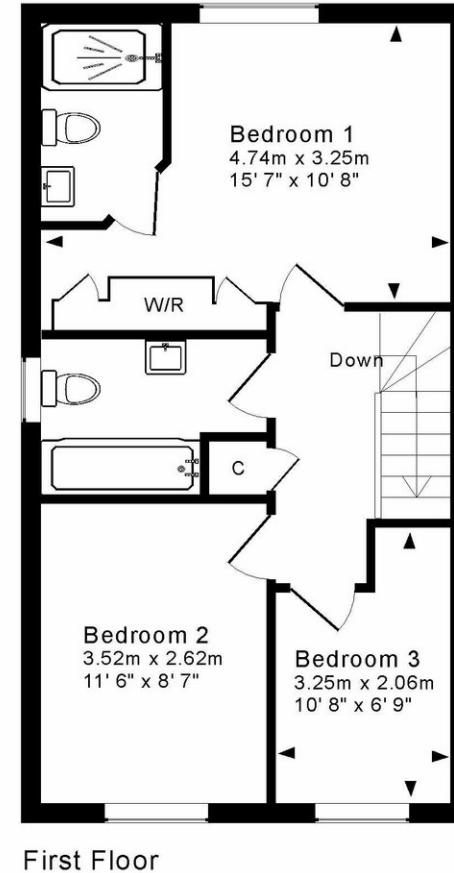
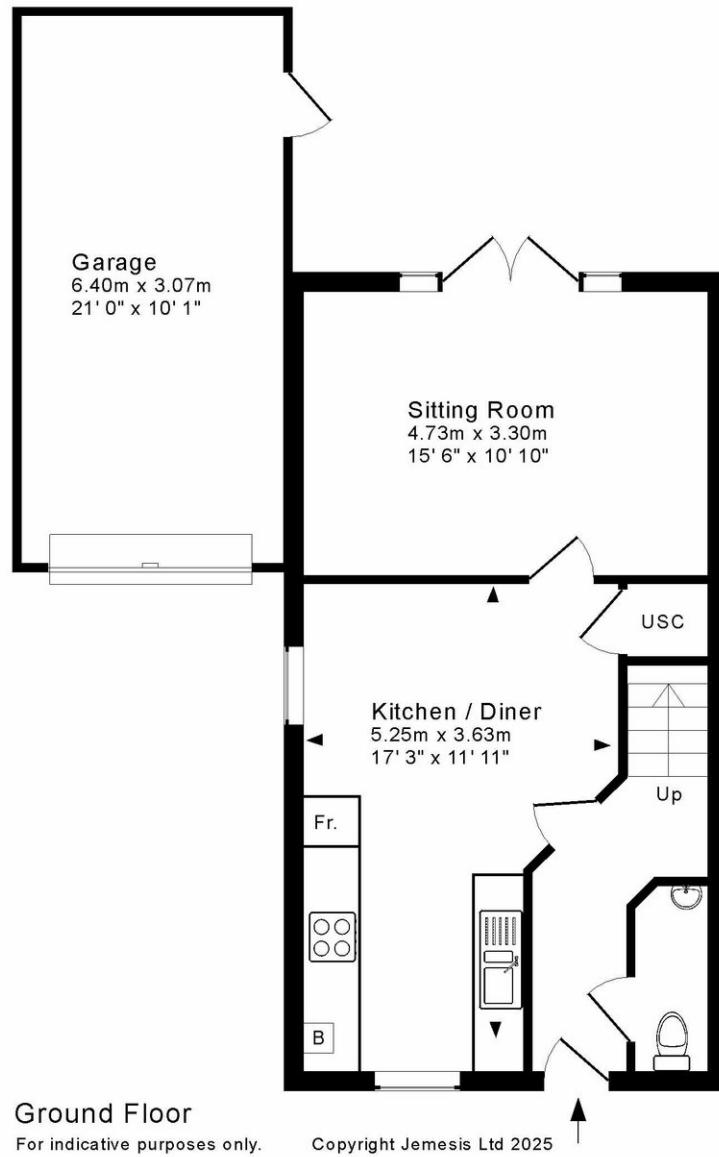
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 semi-detached house built in 2020 by David Wilson with the benefit of a NHBC guarantee. There is an attached garage, double tandem driveway and a generous garden to the rear. The property is offered for sale with no onward chain.

- Entrance hall with cloakroom
- Large dining kitchen with extensive range of units incorporating appliances including gas hob, electric oven, dishwasher, fridge freezer and washing machine
- Sitting room with french doors opening onto the garden
- Principal bedroom with built-in wardrobes and en suite shower room
- Two further bedrooms
- Family bathroom with shower over the bath
- Level west-facing garden divided into three distinct areas extending to c.8.6m x 8.4m (c.28' x 28')
- Attached garage with power, light and roof storage
- Double tandem driveway with provision for EV charging
- No onward chain





#### 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. 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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