



£250,000

At a glance...



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**holland
& odam**

5 Hope Close
Wells
Somerset
BA5 2FH

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre follow signs for Cheddar A371 onto the Portway. Turn right into Charter Way and take the first right into Lethbridge Road. Hope Close is the third turning on the left. The property is on the left hand side 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

Tenure

Freehold



Location

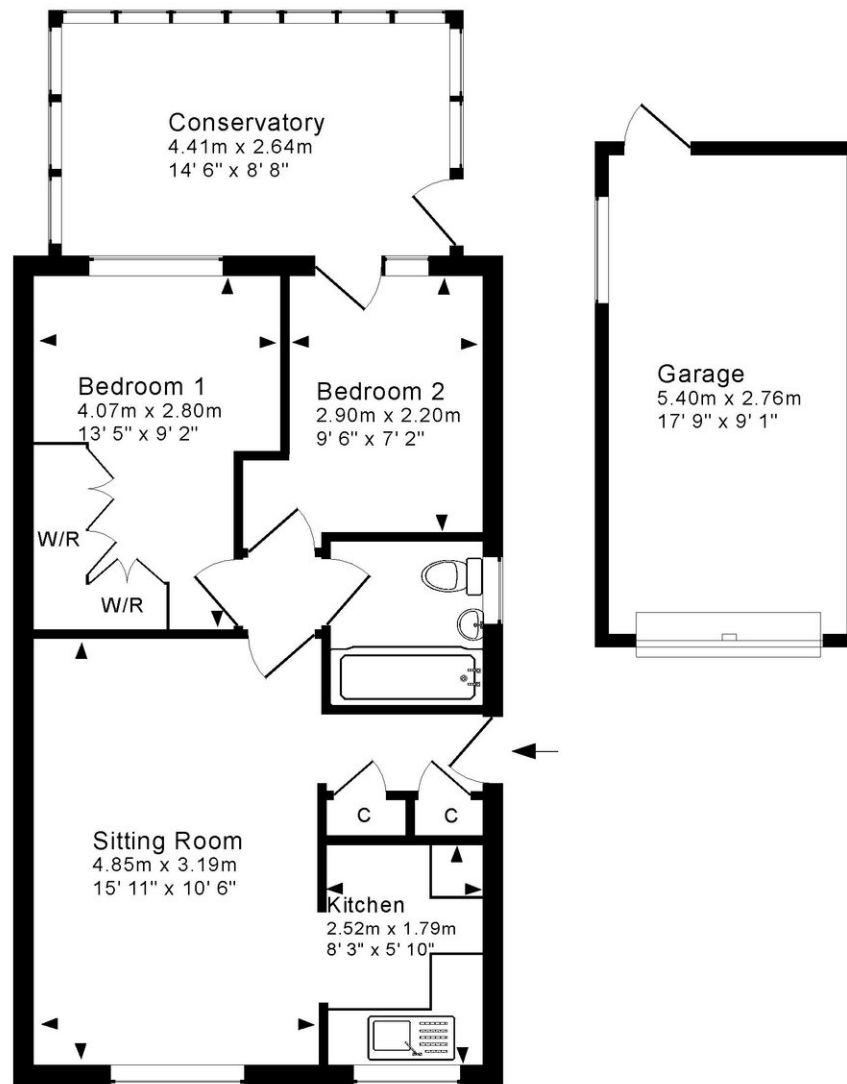
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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

No onward chain! Set at the end of a quiet cul de sac within a level plot this semi-detached bungalow benefits from a recently updated bathroom and kitchen. There is also plenty of parking and a detached garage. A blank canvas for the next owner to put their stamp on.

- Entrance lobby with two useful storage cupboards
- Sitting room with recently fitted kitchen off
- Two bedrooms (one with fitted wardrobes)
- Conservatory overlooking the rear garden
- Modern bathroom with shower over the bath
- Level garden to the rear extending to c.30' x 27' max (9.14m x 8.3m) including the garage
- Long driveway of c.50' (15.24m) leading to a detached garage with power and light
- Quiet location at the end of a small cul de sac
- Easy walk into the city centre and a short distance from Wells Leisure Centre
- No onward chain





Ground Floor

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DISCLAIMER

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