



£220,000

*At a glance...*



2



1



1



EPC

D



COUNCIL  
TAX

B

**holland  
& odam**

12 Churchill Close  
Wells  
Somerset  
BA5 3HY

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

01749 671020

[wells@hollandandodam.co.uk](mailto:wells@hollandandodam.co.uk)



## Directions

From Wells city centre follow signs for the Horringtons B3139 into St Thomas Street. Continue into Bath Road. Follow this road pass the turning for King Castle Road on the right and take the next turning left into Churchill Road East. Take the next turning right into Churchill Close and bear right. 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



## 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

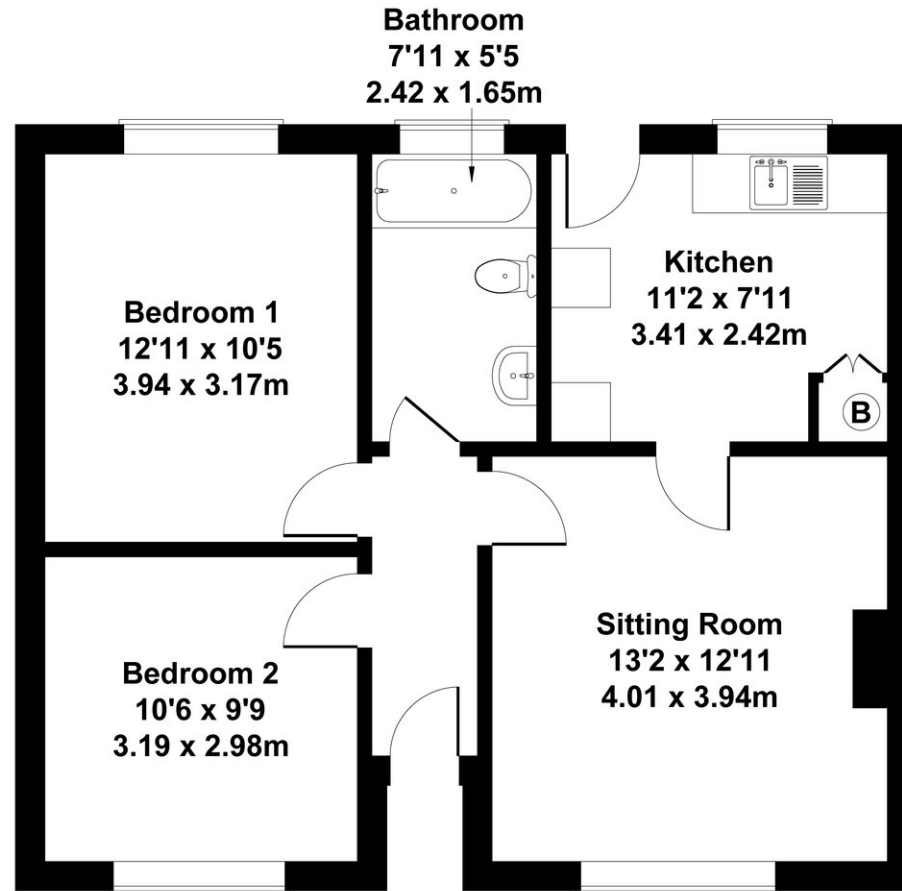
Set in an elevated position in a quiet cul-de-sac location is this two bedroom bungalow in need of modernisation. There are two double bedrooms and spacious sitting room along with a generous kitchen. No onward chain.

- Spacious two bedroom bungalow requiring updating and modernisation
- The kitchen has a good amount of worktop space and a door leading out to the rear garden
- Generous sitting room with an outlook over rooftops towards Kings Castle Woods
- The bathroom comprises bath with shower over, wash handbasin and toilet
- Both bedrooms are doubles with ample room for bedside furniture
- Gardens to the front and rear with a useful outbuilding in the rear garden
- A shared alleyway between the two bungalows gives access to the rear garden
- Access to nearby countryside walks



# Churchill Close, Wells

Approximate Gross Internal Area  
646 sq ft - 60 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

## 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 or Surveyor. 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.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.