



Shared ownership
£160,000

At a glance...



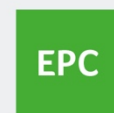
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COUNCIL
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**holland
& odam**

3 Biddle Combe Close
Wells
Somerset
BA5 2NU

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. Go past the Underwood Trading Estate and turn left into Woolcombe Road. Follow the road down and Biddle Combe Close is the third right turning.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Leasehold
Expiry date of lease - June 3022
Estate charges - £19.06 per month
Lease management fee - £26.30 per month
Buildings Insurance - £16.72 per month
Monthly rent of remaining 60% share - £655.05



Location

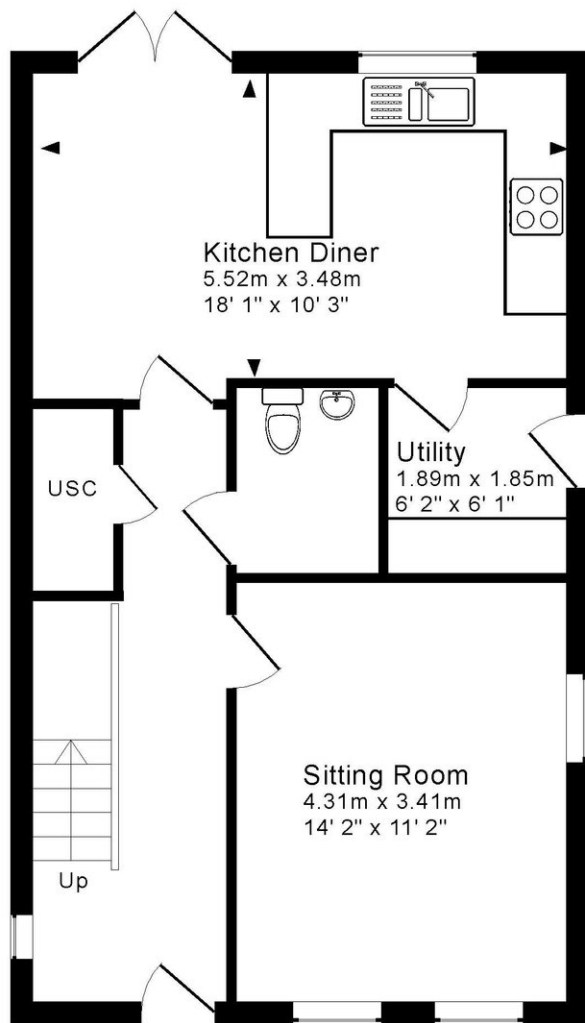
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22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

Price stated for 40% Shared Ownership. Option to purchase a larger share pro rata. An immaculately presented three bedroom detached home set on the edge of the development. Being just three years old, it has the remainder of the ten year NHBC warranty.

- 40% Shared Ownership with option to purchase a greater share pro rata. Subject to maximum household income of £80,000 p.a.
- Exceptionally well maintained throughout by the present owners
- Spacious double aspect sitting room with ample room for large furniture
- Sociable kitchen / dining area with breakfast bar
- Principle bedroom with ensuite double shower
- Bedroom two is another generous double with plenty of room for a wardrobe and bedside tables
- Large downstairs cloakroom with hanging space for coats and shoe storage
- Garage to the rear and parking space
- Handy utility room with a sink and space for a washing machine
- Countryside walks on the doorstep

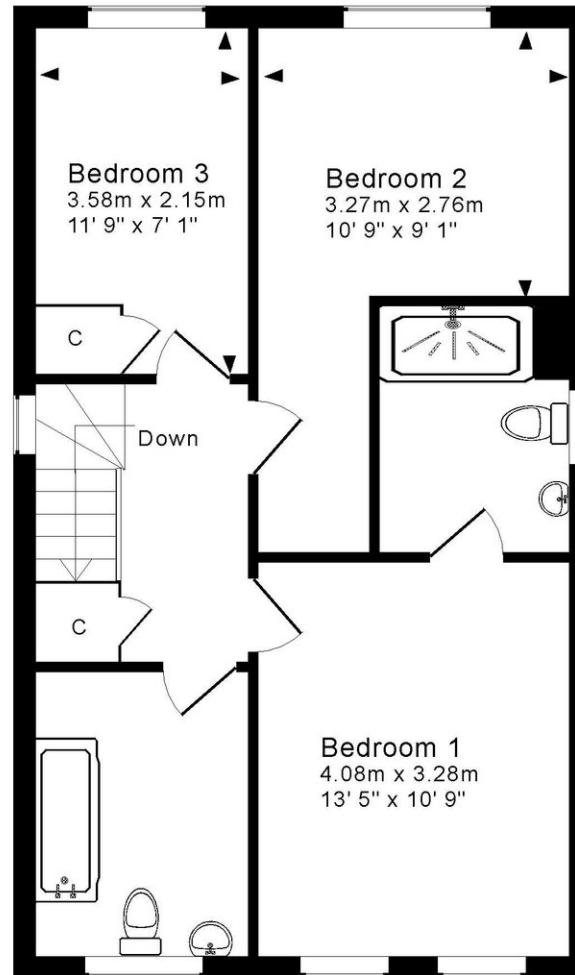




Ground Floor

For indicative purposes only.
Drawing Number : 147-0851

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First Floor

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