



Guide Price  
£995,000

*At a glance...*



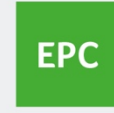
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**holland  
& odam**

56 Ash Lane  
Wells  
Somerset  
BA5 2LS

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

01749 671020

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



## Directions

From Wells High Street follow signs for Bristol A39 onto the Relief Road. Turn left into Milton Lane and follow to the T-junction. Turn left onto Ash Lane. The property can be found on the right hand side with a high stone wall to the front.

## 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

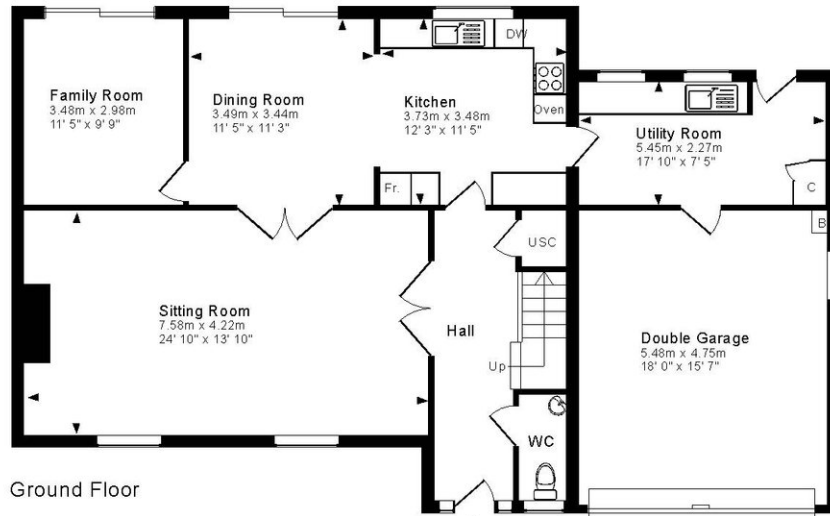
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22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

## Insight

Having been greatly improved by the present owner making it into a fabulous home.

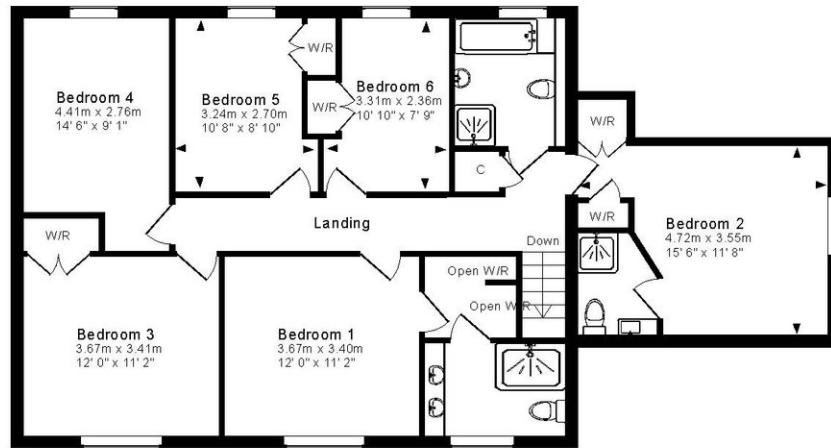
- Updated throughout with a new kitchen, bathroom, two en-suites and boiler along with full redecoration and carpets.
- Large open plan kitchen / dining room with integrated appliances and Quartz worktop.
- Utility room with space for washing machine, tumble dryer, fridge and freezer which in turn has a door into the double garage.
- It is extremely light throughout and offers versatile living accommodation. Deceptively spacious with six bedrooms of which two are en-suite.
- Sitting room with a southerly aspect and a further family room with patio doors leading out onto the rear garden.
- Double garage with electric roller door and driveway parking.
- Countryside walks on the doorstep along with easy access to the city centre and local amenities.
- Secure and easily maintained private garden to the rear measuring approx 18.9m (62ft) x 15.2m (50ft).





Ground Floor

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First Floor

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