



£375,000

*At a glance...*



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**holland  
& odam**

39 Bath Road  
Wells  
Somerset  
BA5 3HR

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

01749 671020

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## Directions

From Wells city centre follow signs for The Horringtons B3139 into St Thomas Street. Continue into Bath Road passing garage on the right and the property can be found on the left hand side with a for sale board displayed.

## Services

Mains electricity, water and drainage are connected. Mains gas available. Electric heating.

## 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.

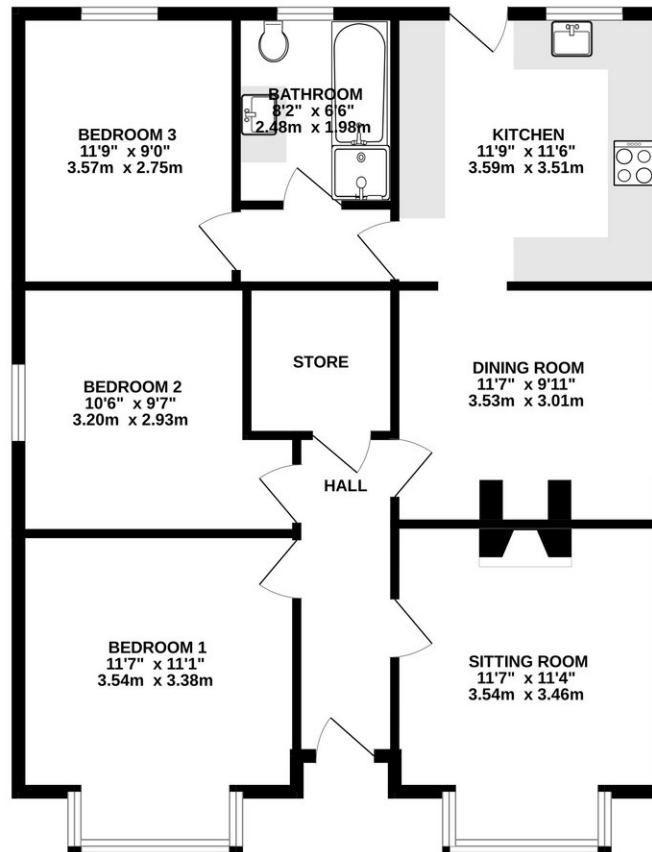
## Insight

An extended, 1930's detached bungalow with versatile accommodation and a large garden to the rear. Driveway parking to the front for several cars. Being offered with no onward chain.

- Entrance hall with store/study/occasional bedroom off
- Sitting room with varnished floorboards and a tiled open fireplace
- Dining room leading through to a fitted kitchen overlooking the garden
- Three bedrooms (one used as a craft room)
- Family bathroom with electric shower over the bath
- Double glazed windows
- Driveway parking to the front
- Rear garden extending to c.105' in length with courtyard area leading to a large deck and then lawned garden beyond
- Garden shed, semi-permanent gazebo and summer house



GROUND FLOOR  
942 sq.ft. (87.5 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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