



£320,000

*At a glance...*



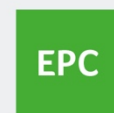
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**holland  
& odam**

14 St Andrews Mews  
Wells  
Somerset  
BA5 2LB

**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 proceed into Broad Street and into Priory Road. Turn right at the Regal Cinema junction into Princes Road. Pass the supermarket on the left and at the traffic lights turn left into Tucker Street. Take the first turning left into West Street and follow the road into the development. The property can be found at the far end of the development on the right hand side.

## 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  
Estate/Management Charges £385.73 per annum (2024)



## Location

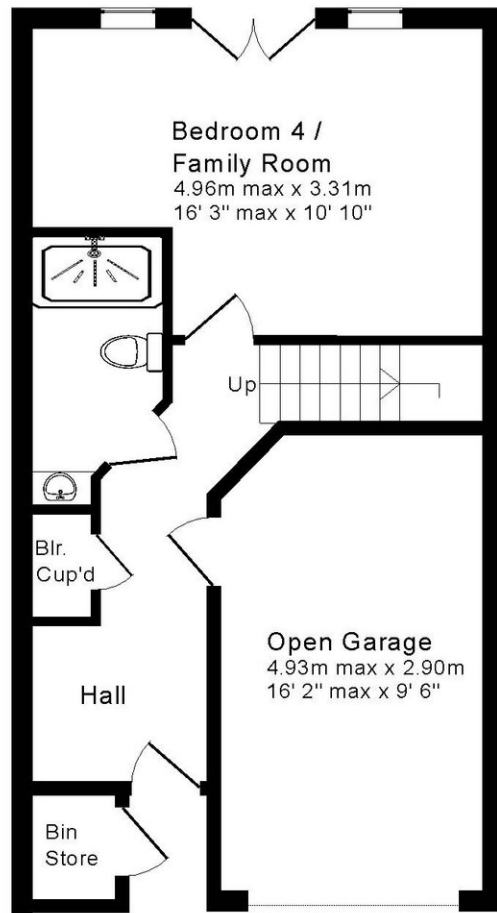
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22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

A well presented townhouse arranged over three floors offering flexible, family-sized accommodation with the benefit of a low maintenance garden to the rear and off road parking. Viewing essential. No onward chain.

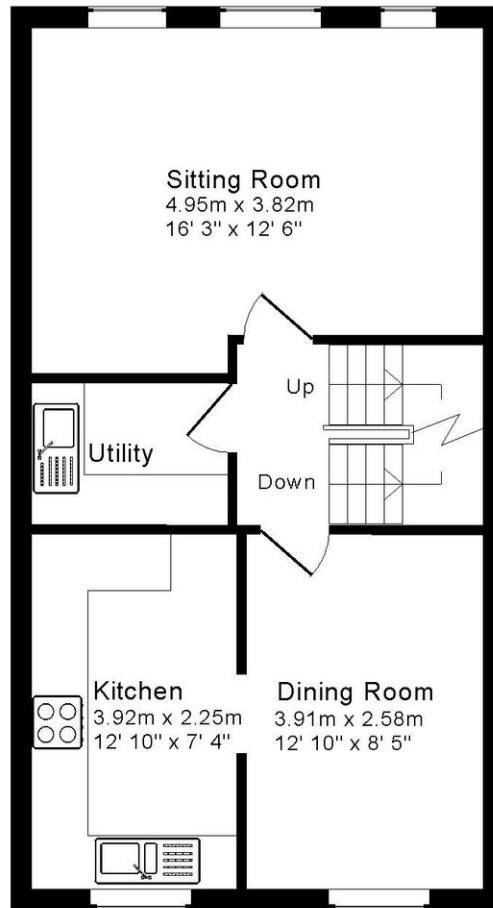
- Well presented modern townhouse
- Cul de sac position
- Entrance hall with boiler cupboard and access to the open garage
- Ground floor bedroom 4/ reception room opening onto the rear garden
- Recently re-fitted shower room
- First floor with sitting room, dining room leading into a generous kitchen and utility room
- Second floor with 3 bedrooms and family bathroom
- Master bedroom with en suite shower room and dressing area
- Gas fired central heating
- Integral parking space/open garage



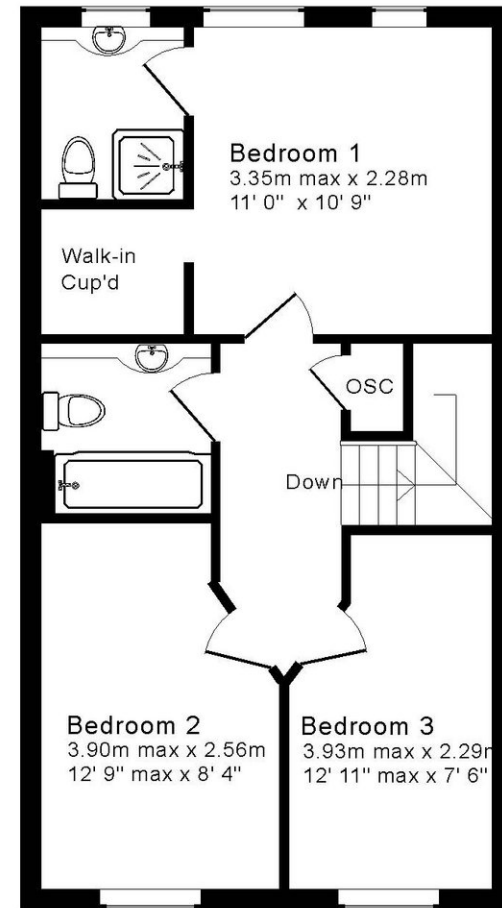


Ground Floor

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First Floor



Second Floor

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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.

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