



£235,000

*At a glance...*



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**holland  
& odam**

35a Lethbridge Road  
Wells  
Somerset  
BA5 2FN

**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 Cheddar A371 onto the Portway. Turn right into Charter Way and take the first right into Lethbridge Road. The property can be found towards the end of the road on the left hand side

## Services

Mains electricity, water and drainage are connected. Electric heaters.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold



## Location

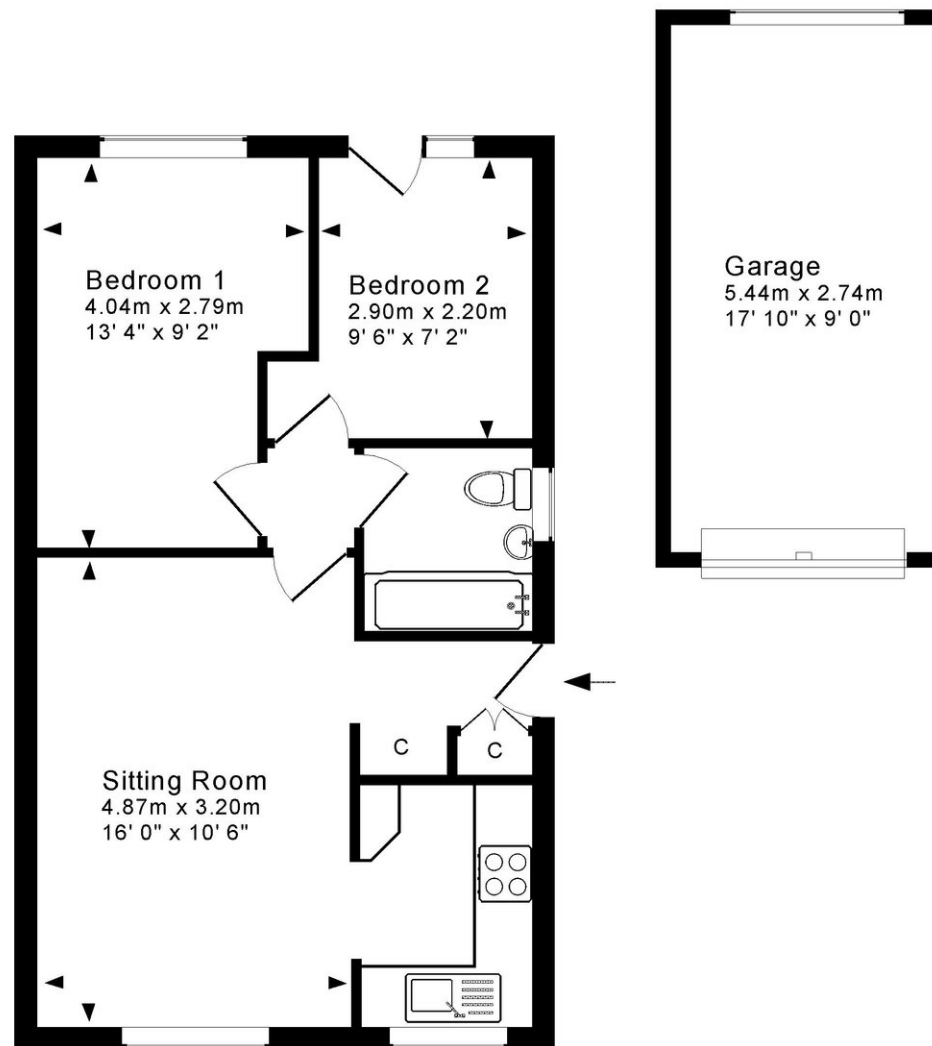
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22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

A well presented two bedroom bungalow set towards the end of a quiet cul-de-sac. Benefitting from having a garage and driveway parking along with an enclosed rear garden. Recently redecorated and has had new carpets throughout.

- New windows and a new rear door only installed early 2025
- The bungalow was rewired in 2015 soon after the present owner made the purchase
- Generous sitting room with access into the kitchen
- Large double bedroom with plenty of room for a wardrobe and side tables
- Good size second bedroom with a door leading out to the rear garden
- Low maintenance rear garden and an attractive front garden with established shrubs and bushes.
- Rear garden measures 10.4m (34.1ft) wide x 9.1m (29.8ft) long
- Being offered with no onward chain





### Ground Floor

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 Drawing Number : 147-0860

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