



£230,000

At a glance...



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COUNCIL
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**holland
& odam**

15B Tucker Street
Wells
Somerset
BA5 2DZ

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells High Street proceed into Broad Street and into Priory Road. Turn right into Princes Road and at the traffic lights turn left into Tucker Street. The property can be found on the right hand side with a For Sale board displayed.

Services

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

Local Authority

Somerset Council
0300 1232224
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.

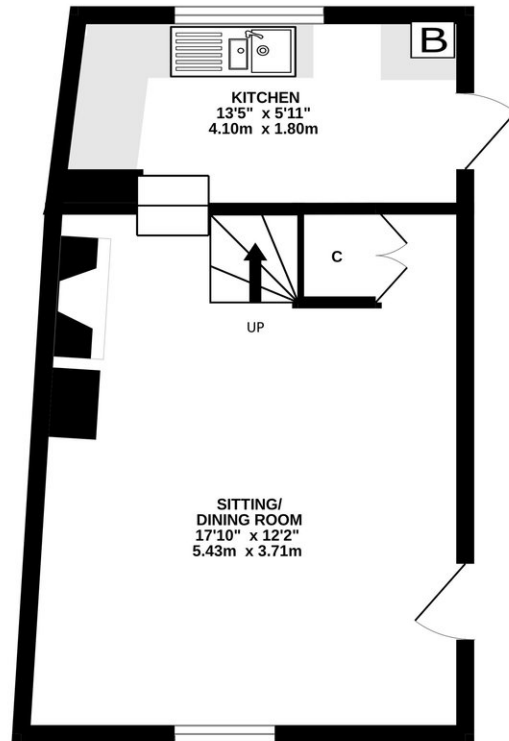
Insight

A Grade II Listed character cottage set within central Wells in a conservation area. This pretty cottage has been rented out in recent years and is offered for sale with no onward chain and newly decorated and carpeted. There is a 100' long rear garden with storage shed.

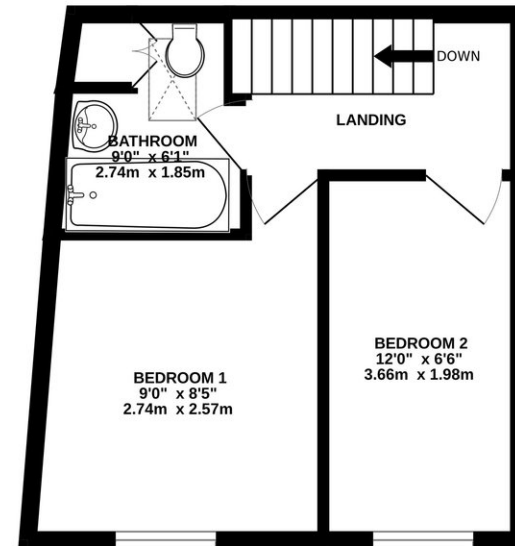
- Shared passageway with one neighbour giving access to a private front door and a route to the rear garden without going through the cottage
- Sitting room with double glazed window to the front and a former fireplace
- Kitchen with stainless steel gas hob and oven, plumbing for washing machine and door to the garden
- Vaillant combination gas fired boiler supplying central heating and hot water
- Two bedrooms (both with double glazed windows)
- Bathroom with Velux window and electric shower over the bath and a useful storage cupboard
- 100' long rear garden with storage shed and patio area with stone wall to the west
- No onward chain complications
- Ideal first time buy, buy-to-let or holiday let



GROUND FLOOR
313 sq.ft. (29.1 sq.m.) approx.



1ST FLOOR
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 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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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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