



£110,000

*At a glance...*



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**holland  
& odam**

9 Valley Close  
Wells  
Somerset  
BA5 2HU

**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 pass the entrance to Tescos on your left hand side. Just after the Cheddar Valley Inn turn right into Westfield Road. Take the next turning right into Melrose Avenue and then right again into Valley Close and the property can be found at the end of the cul de sac.

## 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

Leasehold (a new 125 year lease will be issued on completion)  
Buildings Insurance £77.55 p.a.  
Sinking fund £1048 per annum  
Length of Lease 125 years  
Service Charges - Variable with no current budget  
Peppercorn Ground Rent



## Location

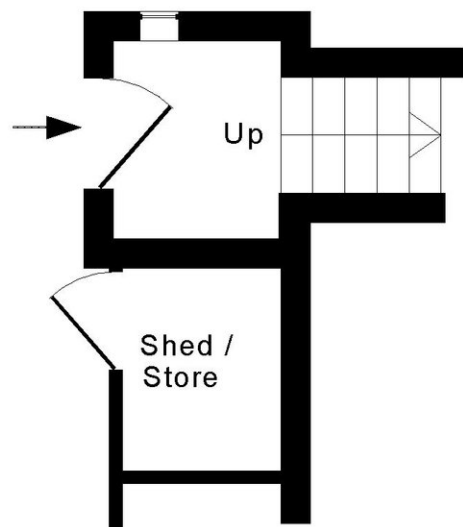
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22 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 first floor flat apartment with its own private entrance and garden. Set at the end of a cul de sac and within a short walk of the city centre this would be a great first time purchase, buy-to-let or downsize property. It would also be ideal as a "lock up and leave". No onward chain.

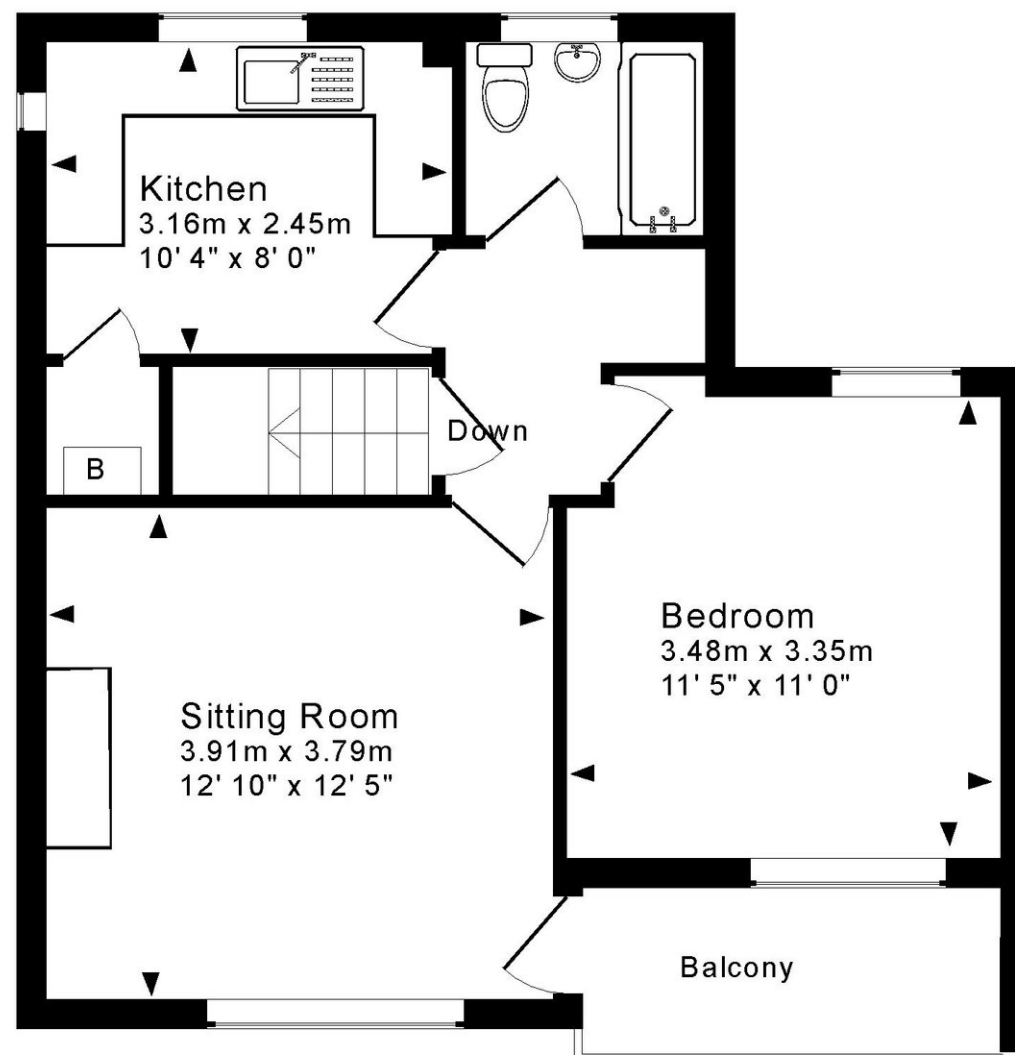
- Private entrance lobby with stairs to the first floor
- Sitting room with access to a private, south facing balcony
- Fitted kitchen with a cupboard containing a gas fired boiler supplying central heating and hot water
- Double bedroom with a double aspect
- Well presented bathroom with electric shower over the bath
- Private garden to the side of the property
- Useful outside store
- Very central location yet very quiet at the end of a cul de sac
- No onward chain complications





Ground Floor

For indicative purposes only.  
Drawing Number : 147-0861



First Floor

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