



£525,000

*At a glance...*



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COUNCIL  
TAX

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**holland  
& odam**

25 Portway  
Wells  
Somerset  
BA5 2BA

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

01749 671020

[wells@hollandandodam.co.uk](mailto:wells@hollandandodam.co.uk)



## Directions

From the offices of Holland & Odam in Wells High Street continue into Broad Street and then Priory Road. Turn right into Princes Road. At the traffic lights proceed straight ahead passing the Little Theatre and the Sheep and Penguin and then straight ahead into Portway. Turn left between the two terraces and the property can be found straight ahead.

## 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



## 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.

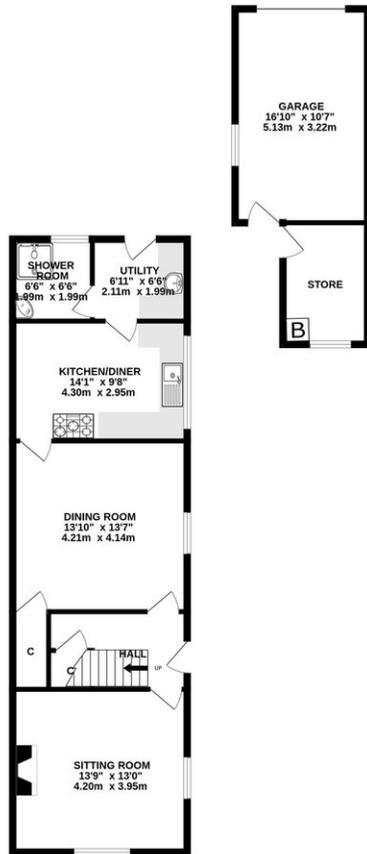
## Insight

A spacious, semi-detached Victorian house with versatile accommodation arranged over three floors. Garage and useful outbuilding. Level, easily-maintained garden. Tucked away in a quiet location yet only a short walk to the High Street. No onward chain.

- Sitting room with fireplace and enjoying a double aspect
- Dining room with under stairs cupboard
- Eat-in kitchen
- Utility room
- Ground floor shower room
- Master bedroom with en suite bathroom and dressing room/study/nursery to the rear
- 4 further bedrooms (two with en suite shower rooms)
- Garage and useful outbuilding
- Low maintenance, level garden to three sides of the property
- No onward chain



GROUND FLOOR  
916 sq.ft. (85.1 sq.m.) approx.



1ST FLOOR  
678 sq.ft. (62.9 sq.m.) approx.



2ND FLOOR  
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 2262 sq.ft. (210.1 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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