



£289,950

At a glance...



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**holland
& odam**

7 Melrose Avenue
Wells
Somerset
BA5 2HT

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre pass the entrance to Tesco on your left hand side. Just before Halfords on the right turn right into Westfield Road. Take the first turning right into Melrose Avenue. The property can be found on the left hand side.

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

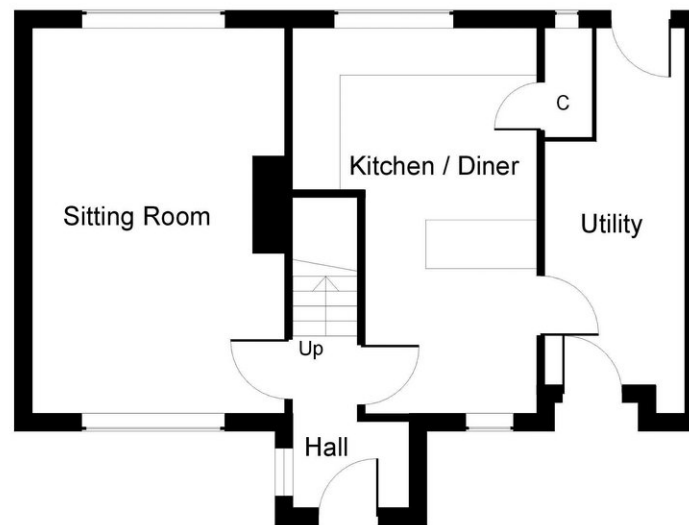
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22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

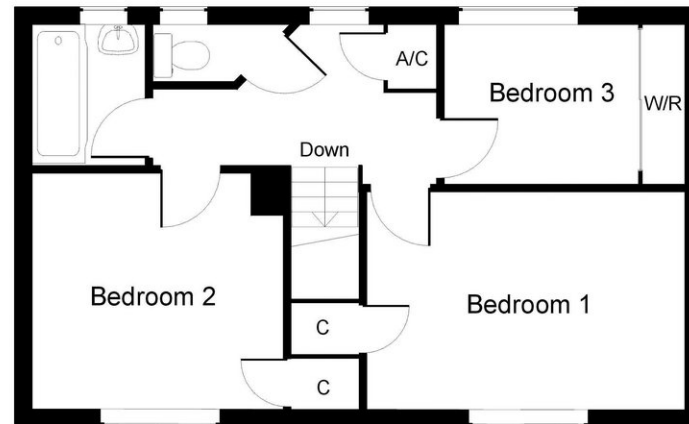
An immaculate house set in a residential cul de sac within a short, level walk of the city centre. The property offers the combined benefits of central location (well away from main roads), off-road parking and a level garden.

- Entrance lobby with stairs to the first floor
- Double aspect sitting room with fireplace with gas fire
- Dining kitchen with fitted wall and base units and a larder cupboard containing the gas fired boiler
- Utility room with doors to both the front and rear gardens. This provides scope for a cloakroom or to knock through into the kitchen diner if desired
- Three generous bedrooms (all with built-in storage)
- Bathroom (with electric shower over the bath) and separate W.C.
- Hardstanding to the front for 2 cars with scope to increase
- Enclosed rear garden extending to 9.1m x 7.7m (29' x 25) with wooden shed and outside . Bounded by walls and panel fencing
- Easy walk into the city centre
- Great house for a young family or an older buyer wanting to downsize





Ground Floor



First Floor

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DISCLAIMER

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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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