



£550,000

At a glance...



4



2



2

EPC

D

COUNCIL
TAX

F

**holland
& odam**

Hampton Dene
4 Ash Lane
Wells
Somerset
BA5 2LU

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre follow signs for Wookey Hole onto Wookey Hole Road. Follow the road passing Blake Road on the left. Take the next right into Ash Lane and 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.

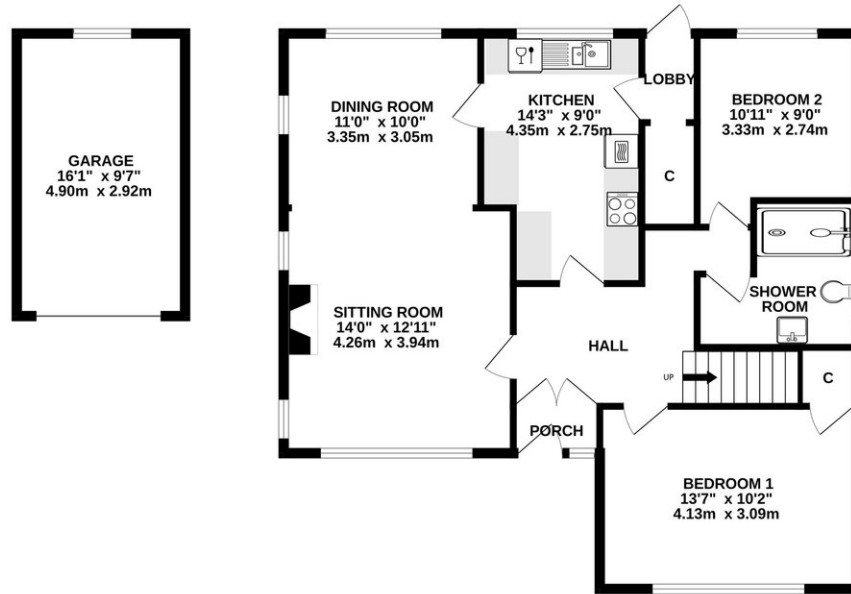
Insight

Set on ever popular Ash Lane this chalet bungalow offers the ability to live entirely on the ground floor and is big enough to still be a family home with four double bedrooms. Set in a mature garden divided into a series rooms with plenty of parking and a garage. Well maintained throughout.

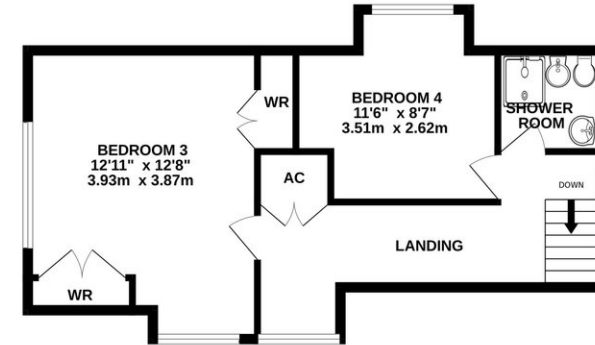
- Entrance porch and generous hallway
- Triple aspect sitting room and dining room with feature open "Jetmaster" fireplace. A lovely, light and airy space
- Well appointed kitchen with under unit lighting and integrated oven, hob, dishwasher and washing machine
- Rear lobby with larder cupboard
- Two double bedrooms and a shower room on the ground floor providing ground floor living if required
- Two double bedrooms and a further shower room on the first floor
- Extensive under eaves storage
- Mature garden divided into different areas around the property and including a green house, two sheds and a summer house
- Detached garage with power and light
- Parking for a number of vehicles on the driveway with a turning area



GROUND FLOOR
1038 sq.ft. (96.4 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1532 sq.ft. (142.3 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.
Made with Metropix ©2026

DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

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.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.