



£365,000

At a glance...



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**holland
& odam**

106 Bath Road
Wells
Somerset
BA5 3LN

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre follow signs for The Horringtons B3139 into St Thomas Street. Continue into Bath Road passing the Britannia Inn to the top of the hill and 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. At the very heart of the city is the medieval Cathedral, Bishop's Palace and Vicars' Close (reputed to be the oldest surviving residential street in Europe). 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

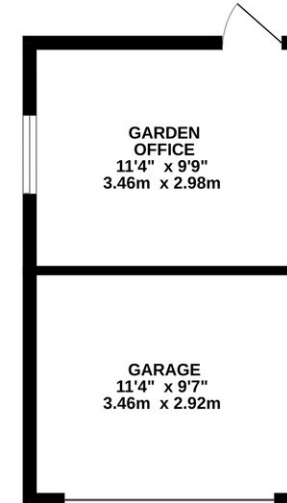
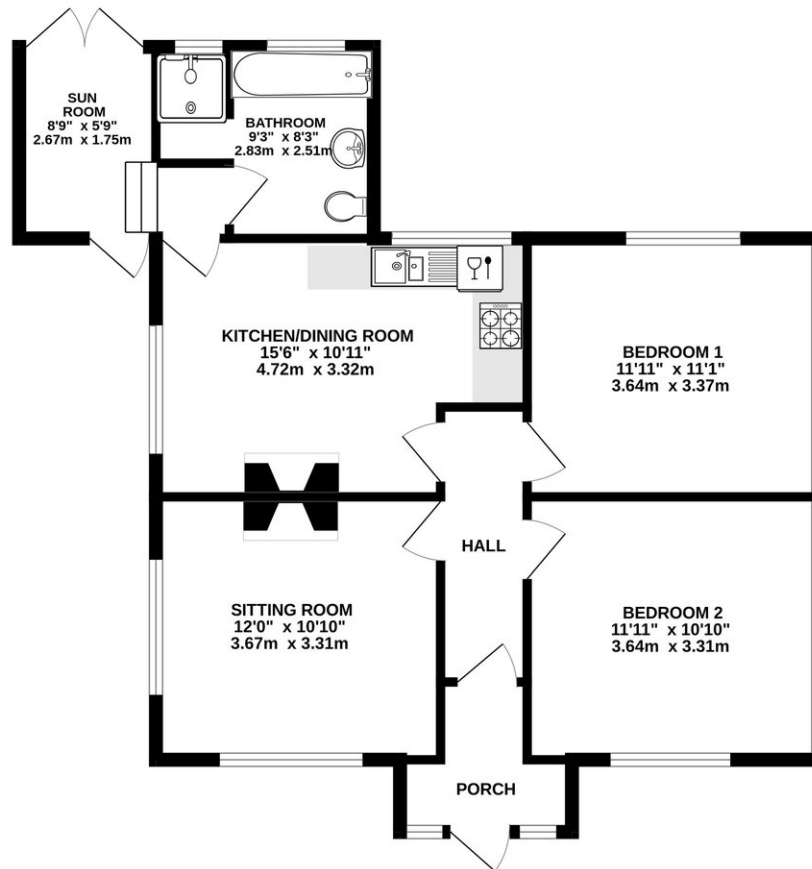
Set on the eastern outskirts of the city this detached bungalow has lovely views to the rear and has been comprehensively refurbished since 2020 with a new heating system, bathroom and Howden's Kitchen. The former garage has been converted into a sound proof studio/office and separate store. Viewing highly recommended.

- Detached bungalow refurbished and updated in recent years
- Sitting room with open fireplace and dual aspect
- Kitchen diner with space for a table and stylish units with gas hob and electric oven
- Sun lounge/study area with doors onto the rear garden
- Two generous double bedrooms
- Modern bathroom with separate walk-in shower
- South-facing rear garden extending to 13.1m x 8.6m (42' x 28') with large garden shed
- Garage (divided into sound proof studio/office and store) and driveway parking
- Lovely views to the Golf Course at the rear



GROUND FLOOR
742 sq.ft. (69.0 sq.m.) approx.

GARAGE
218 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.2 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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