



£225,000

At a glance...



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**holland
& odam**

61 Sheldon Drive
Wells
Somerset
BA5 2HE

TO VIEW

55 High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells High Street follow signs for Glastonbury A39. Upon reaching the Sherston Roundabout by Lidl supermarket turn right into Strawberry Way. Take the next turning left into Sheldon Drive. Follow the road to the far end and take the last turning left. The rear of the property can be found on the right hand side. A for sale board is displayed.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system via combination boiler in the kitchen.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

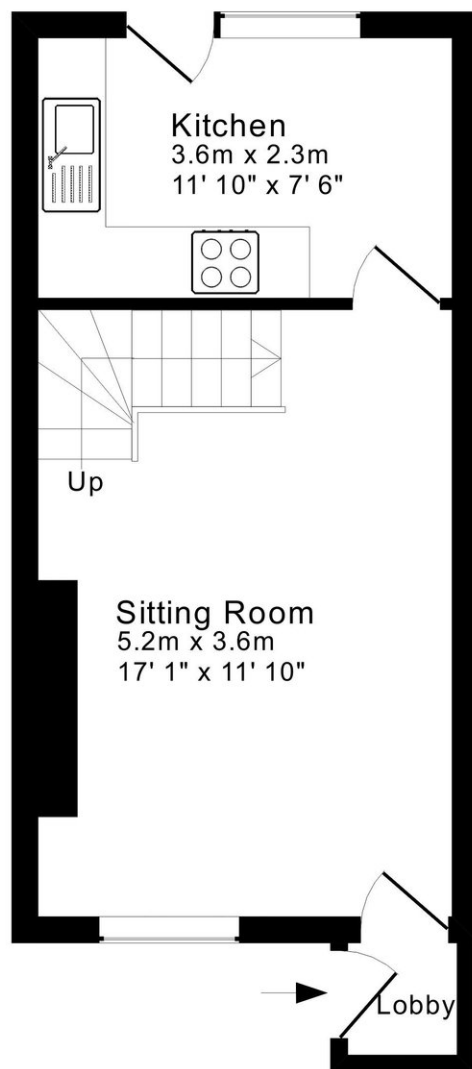
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22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

No onward chain! A well presented mid-terraced house set on the edge of the development with a pleasant, open view to the front and enjoying a good-sized rear garden. Two allocated car parking spaces and all within easy reach of the city centre. Ideal first time purchase, buy-to-let or downsize.

- Entrance porch opening into a generous sitting room with stairs to the first floor
- Fitted kitchen with electric oven and hob and plumbing for washing machine. Plenty of space for a table
- Practical and hardwearing flooring throughout the ground floor
- Two double bedrooms with the second bedroom having built-in double wardrobe and overstairs cupboard
- Well presented bathroom with electric shower over the bath
- Garden to both the front and rear.
- Rear garden extends to 33' x 12'5" (10.06m x 3.78m) with rear access, garden shed, outside light and water tap
- Two allocated parking spaces to the rear of the property
- Estimated rental value of £1,100 p.c.m.
- Easy, level walk into the city centre. No onward chain!

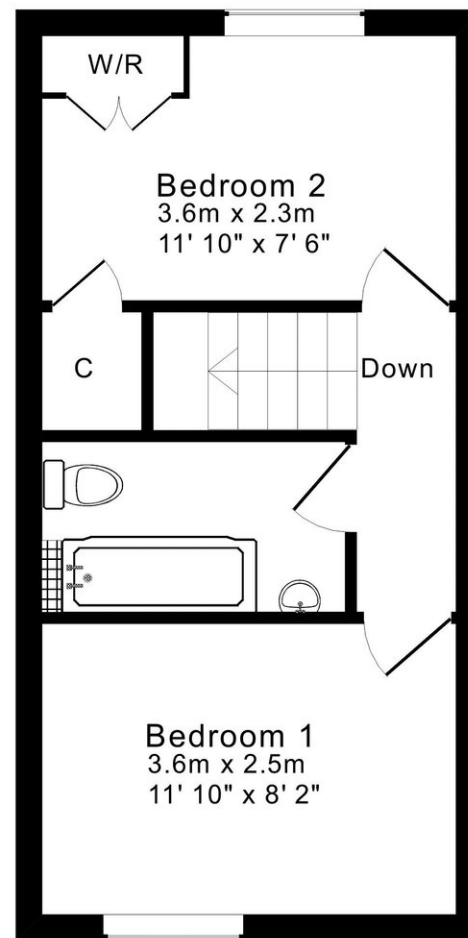




Ground Floor

For indicative purposes only.

Drawing Number : 147-0388



First Floor

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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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