



£325,000

*At a glance...*



3



1



1

EPC

C

COUNCIL  
TAX

C

**holland  
& odam**

1 Pinching Close  
Wells  
Somerset  
BA5 1FH

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

**01749 671020**

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



## Directions

From Wells High Street follow signs towards Glastonbury/Shepton Mallet. At the Sherston roundabout turn left along East Somerset Way towards Shepton Mallet. Take the second turning left into Thompson Road. Pinching close will be found on the right hand side after approx' 100m

## 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  
Estate/Management Charge £250 per annum



## 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.

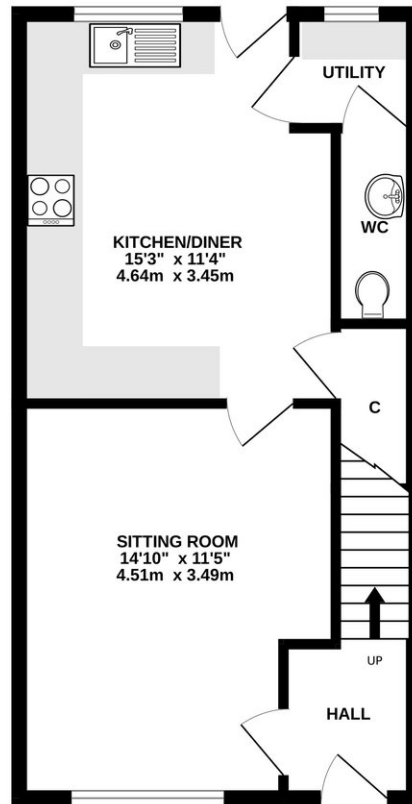
## Insight

Presented in extremely good order throughout is this modern three bedroom end terraced house. It has been well maintained by the vendors who have owned it since it was built in 2015. Positioned close to the centre of Wells with easy access to all of it's amenities

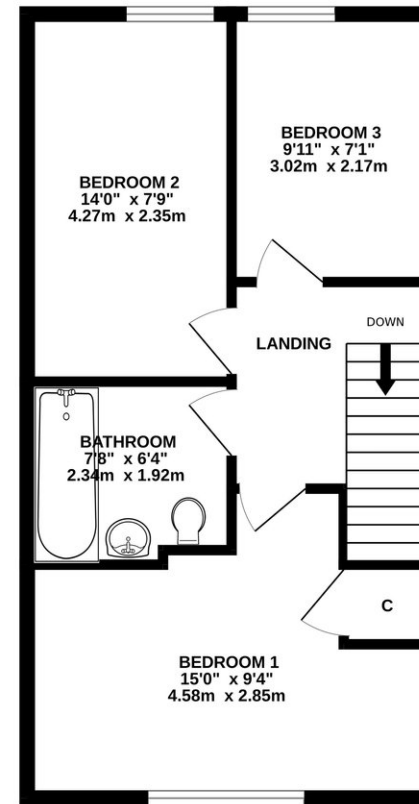
- Presented in great order throughout
- Spacious sitting room with ample room for large furniture
- Good size kitchen / dining room with space for a four seater dining table. Integrated oven and gas hob along with space for a fridge freezer and dishwasher. A rear door gives access to the garden.
- Utility room to the rear with space for a washing machine and a tumble dryer which in turn leads to a downstairs cloakroom
- Two generous double bedrooms and a good size single room. Both of the double rooms have plenty of space for additional cupboards or there is scope to create built in wardrobes.
- Gas fired central heating and an EPC rating of "C"
- Fully enclosed, low maintenance rear garden with gated side access
- Access to nearby countryside walks
- One parking space



GROUND FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.9 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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