



£450,000

At a glance...



3 / 4



2



2

EPC

C

COUNCIL
TAX

C

holland
& odam

4 Mary Road
Wells
Somerset
BA5 2NF

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From the centre of Wells follow signs for Wookey Hole via Wookey Hole Road. Take the second turning right into Ash Lane and then the next right into Mary Road. 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. 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

A stylish semi-detached house offering flexible accommodation over three floors that could provide an annexe or ground floor living if required. Set in a popular area of the city there is a west-facing garden with useful garden room as well as ample driveway parking to the front. A great family home!

- Entrance hall with extensive storage
- Large open plan kitchen with family room off with feature fireplace and wood-burning stove
- Generous living room with doors out onto the garden
- Home office with en suite cloakroom that could be used as a ground floor bedroom or combined with the adjacent utility room into an annexe
- Former garage now offering useful bike store and housing the gas fired combination boiler and leading to useful utility room/gym
- Two first floor double bedrooms (one currently used as a dressing room)
- Large family bathroom with double ended tub, twin basins and walk-in shower
- Master bedroom to the top floor with en suite shower room with triple aspect and extensive storage
- West-facing rear garden designed for low maintenance with an insulated garden room/home office (4.6m x 2.2m) with power and light. Garden extends to 10.8m x 7.8m
- Off road parking to the front for up to 4 vehicles

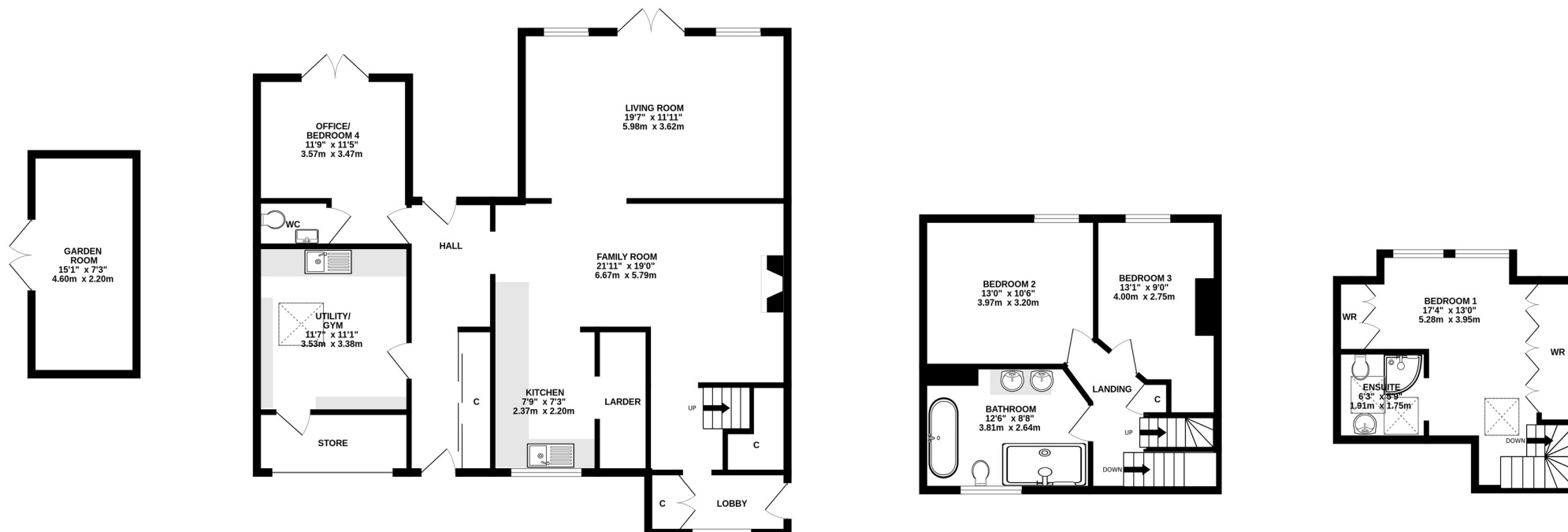


GARDEN CABIN
118 sq ft. (11.0 sq.m.) approx.

GROUND FLOOR
1101 sq ft. (102.3 sq.m.) approx.

1ST FLOOR
389 sq ft. (37.1 sq.m.) approx.

2ND FLOOR
240 sq ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA : 1858 sq.ft. (172.6 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.