



£365,000

At a glance...



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**holland
& odam**

2 Hayes Drive
Wells
Somerset
BA5 2GR

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

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Directions

From the relief road follow signs for Wookey Hole via Wookey Hole Road. Pass the turning on the right into Ash Lane and the turning on the left into Goodymore Avenue. Take the second of the two turnings on the left signposted Penleigh Road and then take the next turning left into Hayes Road. The property can be found immediately on your right on the corner.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold
Estate/Management Charges £300 p.a.



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

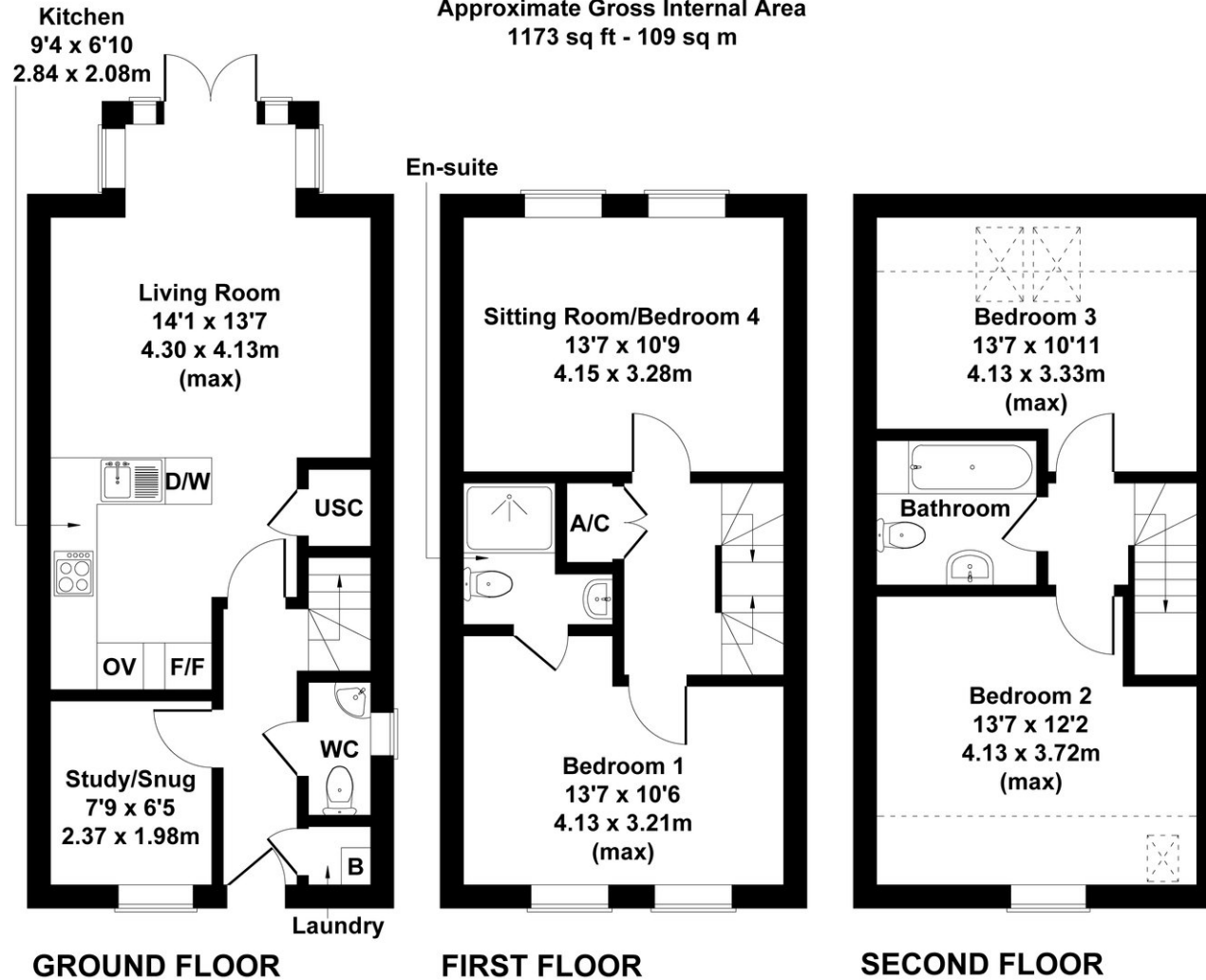
A beautifully presented end of terrace house built in 2018 by David Wilson with 2 years NHBC remaining. The flexible accommodation is arranged over 3 floors and would suit either families or couples. To the rear is a low maintenance, south-facing garden. Single garage with parking to the front.

- Entrance hall with ground floor cloakroom and a useful laundry area (also housing the boiler)
- Open plan kitchen living room with a bay window opening into the garden and with a useful storage cupboard
- The kitchen has a range of integrated appliances including gas hob, electric oven, dishwasher, fridge freezer and a useful storage cupboard
- Snug or home office - a useful extra room on the ground floor
- Flexible accommodation with master bedroom and en suite shower room on the first floor and a further reception room or bedroom
- Two further double bedrooms and a family bathroom on the second floor
- South-facing rear garden with side access and a water tap with a patio and artificial grass
- Single garage with driveway parking in front set at the end of the terrace
- In immaculate condition throughout
- Within easy reach of the city centre and a number of schools



Hayes Drive, Wells

Approximate Gross Internal Area
1173 sq ft - 109 sq m



Not to Scale. Produced by The Plan Portal 2026
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DISCLAIMER

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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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