



£365,000

At a glance...



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**holland
& odam**

90 St. Cuthbert Avenue
Wells
Somerset
BA5 2JS

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells High Street follow signs for Wookey Hole into Wookey Hole Road. Follow this road and take the fifth turning on the left into Goodymoor Avenue. Take the next turning right into St Cuthbert Avenue, the next left into Western Retreat. At the end of Western Retreat the property will be in front of you.

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

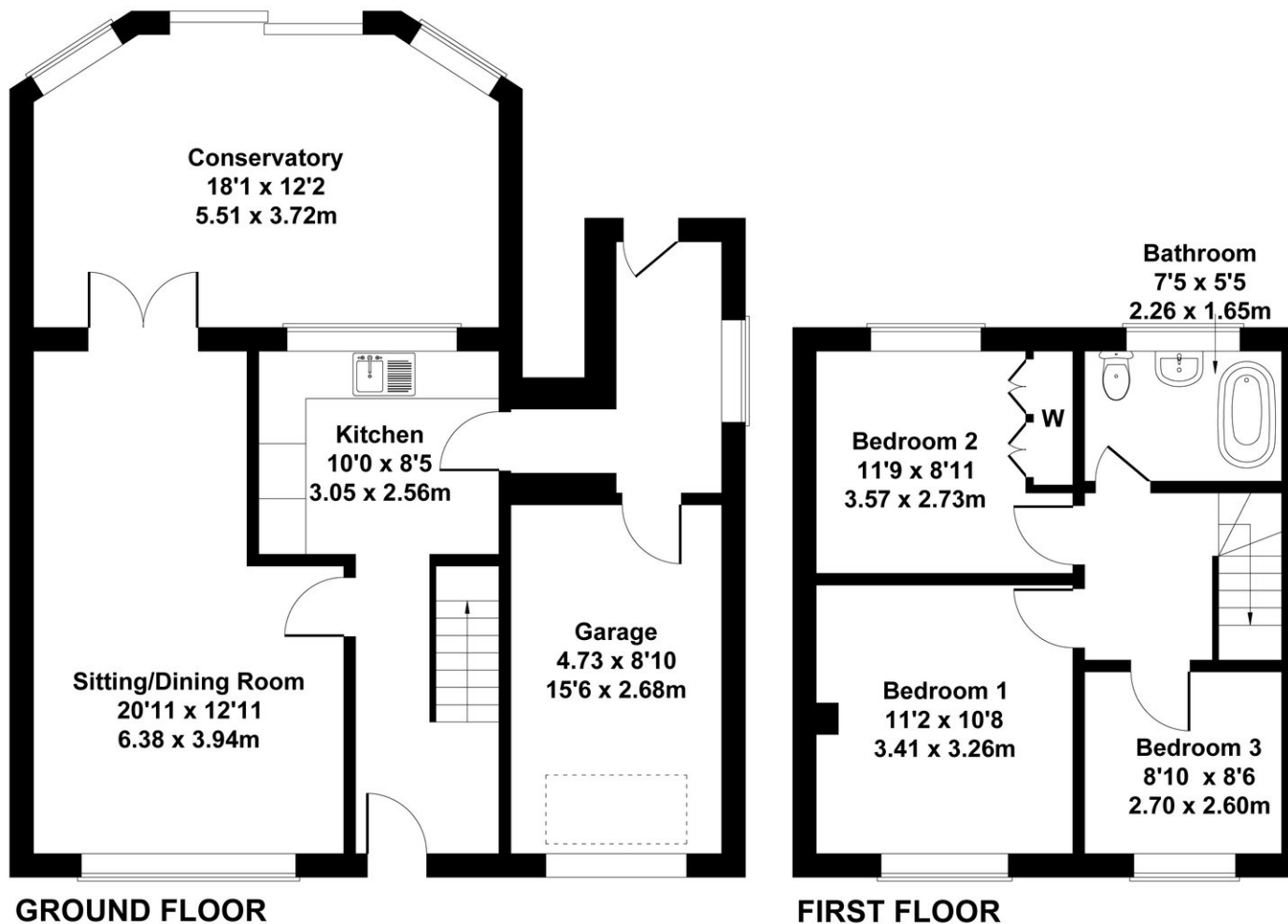
A three bedroom semi detached home set in a quiet residential area of Wells. Offering vast potential with scope to extend (STPP) and a rear garden being over 150ft long. It has been in the same ownership for many years and is now ready for a new owner to put their own stamp on it.

- Large sitting / dining room with internal French doors leading into the conservatory.
- Kitchen with room for white goods and plenty of worktop space
- Off the kitchen there is a small extension where there is a space for a tumble dryer and further storage. A door leads into the rear of the garage
- Two double bedrooms with one having fitted wardrobe space and a view over the rear garden along with a third, single bedroom
- The rear garden measures over 45m (150ft) long by 10m (32ft) wide. Presently, the vendor only uses the first section which is still over 26m (85ft) long.
- There is a large area of patio accessed from the conservatory and from the rear extension
- To the front there is driveway parking for several vehicles, an area of lawn and an established tree
- Easy access to countryside walks



St. Cuthberts Avenue, Wells, BA5 2JS

Approximate Gross Internal Area
1259 sq ft - 117 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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