








Offers invited  
£260,000

*At a glance...*

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**holland  
& odam**

34 St. Andrews Mews  
Wells  
Somerset  
BA5 2LB

**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 proceed into Broad Street and into Priory Road. Turn right at the junction into Princes Road. Pass the supermarket on the left and at the traffic lights turn left into Tucker Street. Take the first turning left into West Street and follow the road into the development. The property can be found on the right hand side of St Andrews Mews.

## 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  
Management charge - £388 per annum



## Location

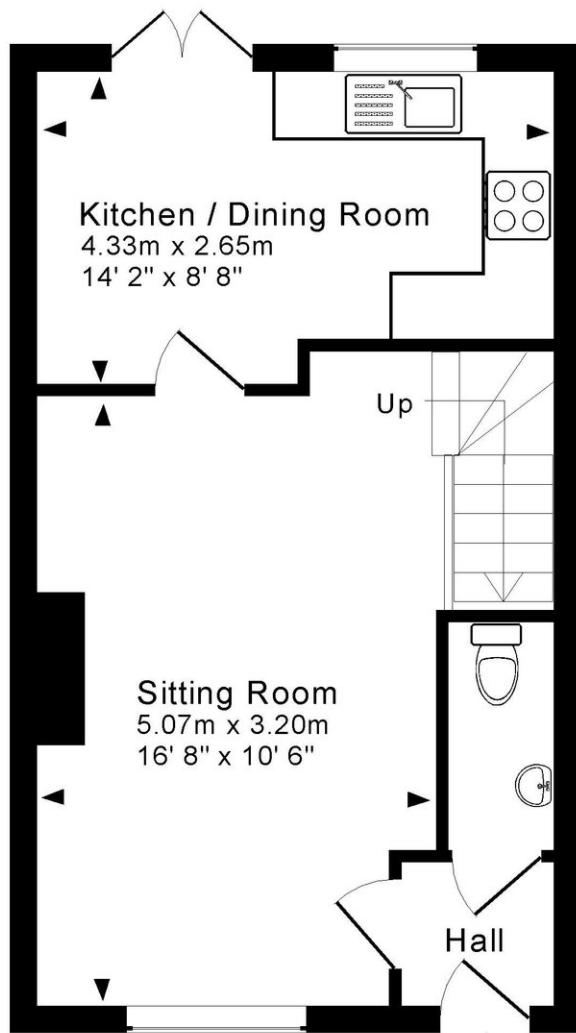
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22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

A well presented two double bedroom property in the centre of Wells. Just a short, level walk to the city centre and all of the local amenities. Benefitting from having both off road parking and an enclosed rear garden with pedestrian access. No onward chain.

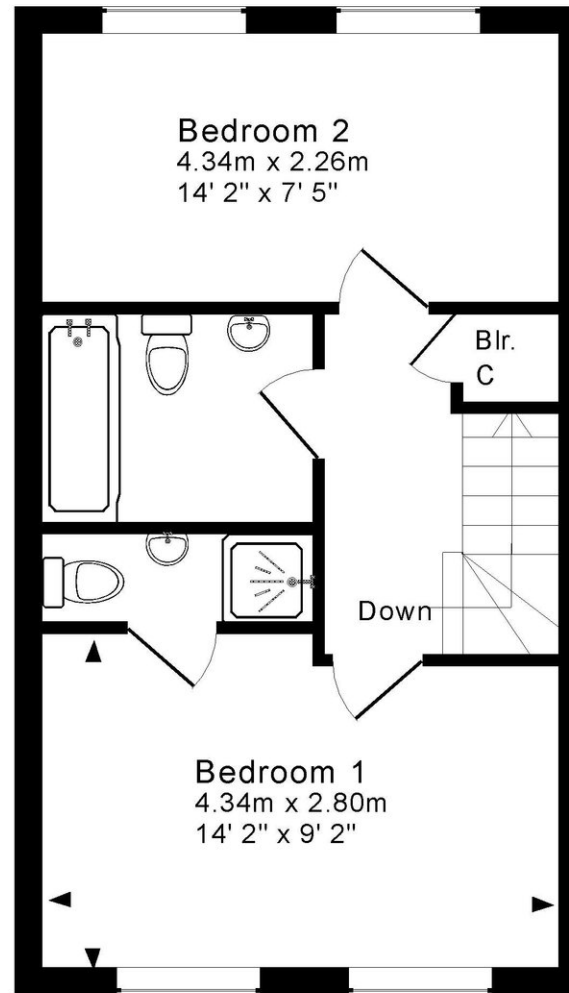
- Modern cottage-style house
- Ground floor cloakroom
- Kitchen dining room with French doors onto the garden
- Principal bedroom with en suite shower room
- Both bedrooms are doubles
- Gas fired central heating and UPVC double glazing
- Easy level walk into the city centre with a choice of supermarkets within easy reach
- No onward chain





**Ground Floor**

For indicative purposes only.  
Drawing Number : 147-0858



**First Floor**

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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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