



£295,000

At a glance...



3



1



2

EPC

C

COUNCIL
TAX

D

**holland
& odam**

6 St. Andrews Walk
Wells
Somerset
BA5 2LJ

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells High Street proceed into Broad Street and into Priory Road. Turn right at the T junction into Princes Road. Pass Tesco on the left and at the traffic lights turn left into Tucker Street. Take the first turning left into West Street where St Andrews Walk can be found on the right hand side just before Lidl.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold
Service/Maintenance Charges - approx' £375pa



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

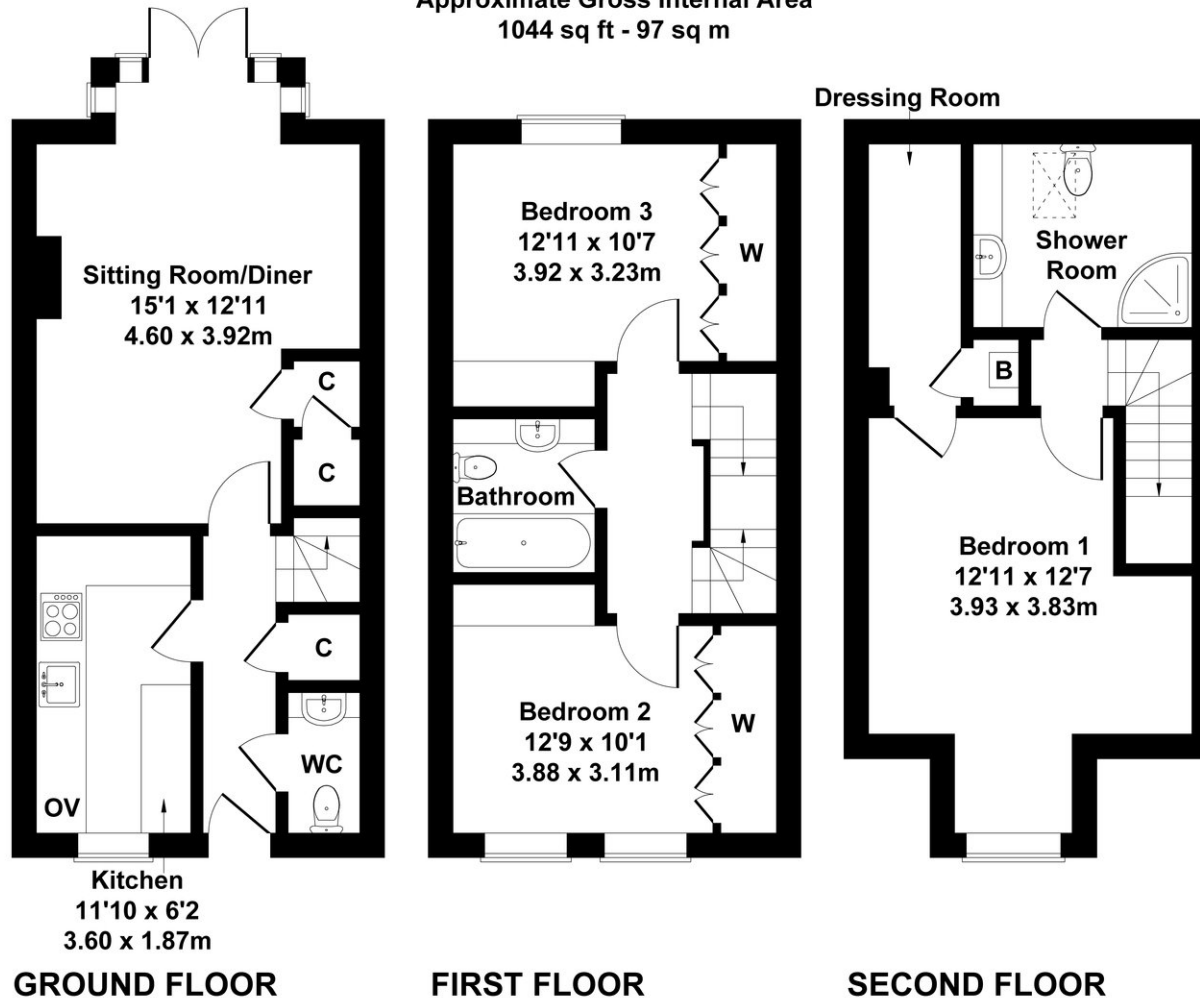
A well presented modern townhouse with a stylish kitchen offering accommodation over three floors and set on the edge of the development. Allocated parking to the rear and a low maintenance garden. Just a short level walk into the city centre and offered for sale with no onward chain.

- Modern town house over three floors
- Smart kitchen which was refitted three years ago
- Spacious sitting / dining room with French doors leading out to the enclosed rear garden
- Three double bedrooms. Bedroom one has a spacious walk in wardrobe and the two others have fitted storage
- Family bathroom on the first floor with a shower room on the second floor and a cloakroom on the ground floor
- Gas fired central heating with the boiler only being three years old and double glazing
- Allocated parking to the rear
- Low maintenance rear garden
- Short, level walk into the city centre
- No onward chain



St. Andrews Walk, Wells, BA5 2LJ

Approximate Gross Internal Area
1044 sq ft - 97 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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.