



£695,000

*At a glance...*



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COUNCIL  
TAX

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**holland  
& odam**

1 Townhall Buildings  
Market Place  
Wells  
Somerset  
BA5 1SE

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

01749 671020

[wells@hollandandodam.co.uk](mailto:wells@hollandandodam.co.uk)



## Directions

On foot from the offices of Holland & Odam turn right and walk up the High Street to the Market Place. In the Market Place bear to the right and the property is to the left hand side of the Town Hall (just after the Ask restaurant)

## 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



## 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.

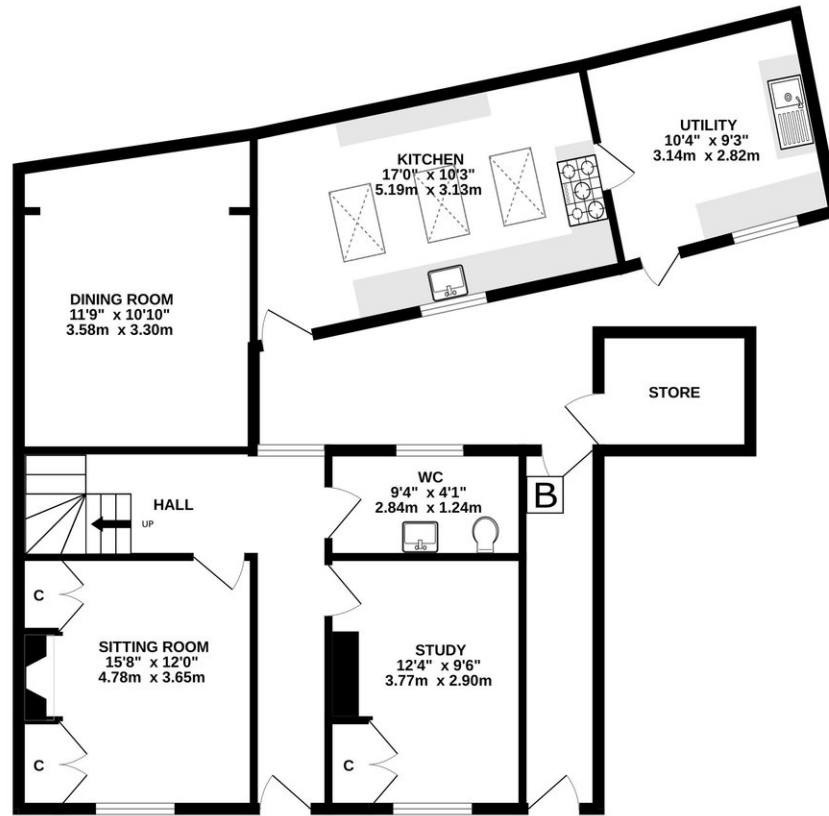
## Insight

Set just off the historic Market Place in the very heart of the city and conservation area this stylishly presented period house offers a deceptive amount of accommodation. Pretty courtyard garden wrapped around by the property. Formerly the Town Clerk's house and the first time on the market since 1989. No onward chain.

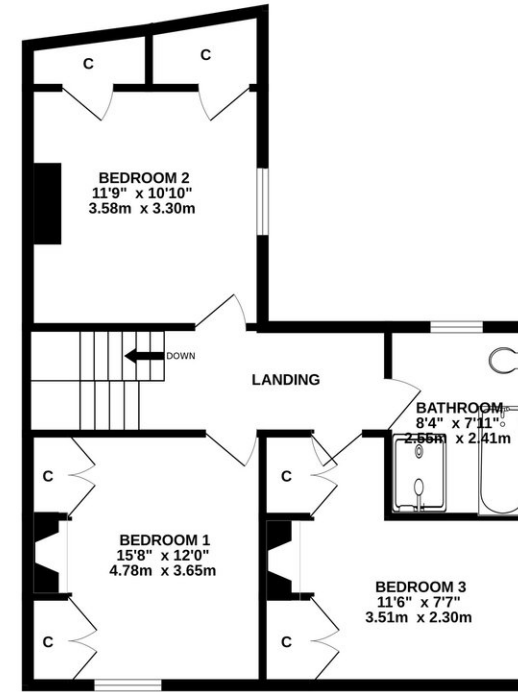
- Enjoying a sense of calm and peace throughout even with its central location
- Entrance hall with cloakroom off
- Sitting room with feature gas fire and wooden parquet floor
- Study or 4th bedroom also with parquet floor
- Dining room with flagstone floor and french doors onto the courtyard garden
- Large kitchen with vaulted ceiling and flagstone floor enjoying plenty of light and access to the courtyard garden
- Generous utility room with access to the courtyard garden
- Three double bedrooms on the first floor
- Bathroom with separate walk-in shower
- Side passageway gives access to the courtyard (without going through the house) which is level and low maintenance and enjoys fantastic privacy and security. Useful outbuilding for storage



GROUND FLOOR  
987 sq.ft. (91.7 sq.m.) approx.



1ST FLOOR  
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 1573 sq.ft. (146.1 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.  
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