



£295,000

At a glance...



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**holland
& odam**

53 Burcott Road
Wells
Somerset
BA5 2EF

TO VIEW

55, High Street, Wells,
Somerset BA5 2AE

01749 671020

wells@hollandandodam.co.uk



Directions

From Wells city centre follow signs for Glastonbury A39. At the Sherston roundabout take the third exit onto Strawberry Way. At the traffic lights turn left into Burcott Road where the property can be found on the left hand side.

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.

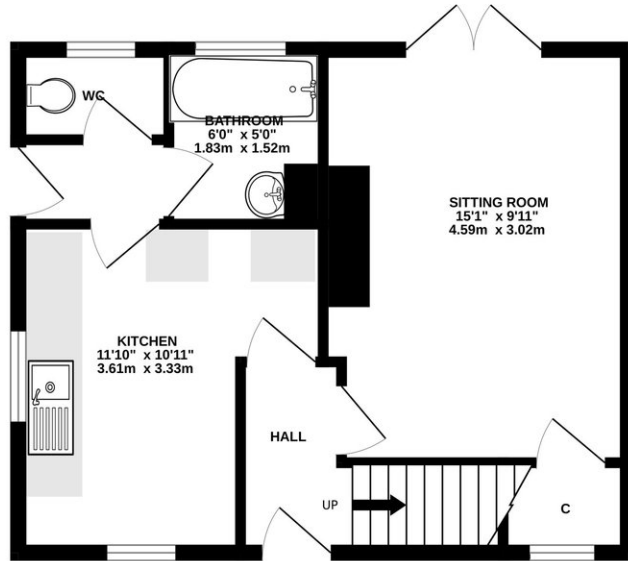
Insight

A 1920's three bedroom semi detached property set in a popular residential area of Wells. Coming to the market for the first time in over 50 years. Nicely presented throughout with a generous, level garden to the rear and driveway parking for several vehicles.

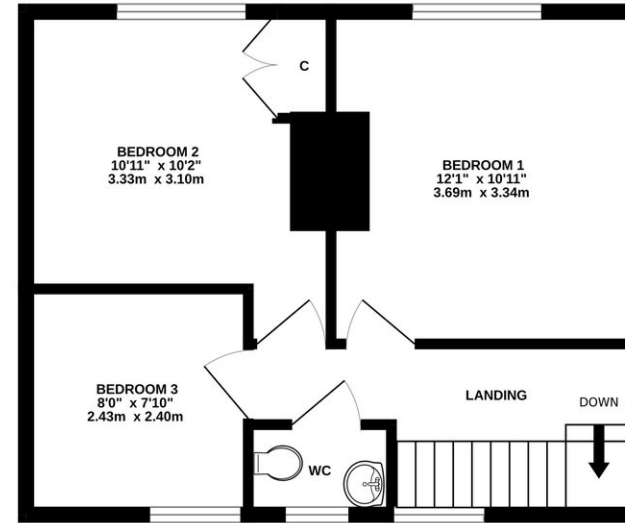
- A short walk to local amenities and nearby supermarkets
- Kitchen with space for a table and chairs
- Sitting room with French doors leading out to the rear garden
- Two generous double bedrooms both with a view of the rear garden and another good size single bedroom
- Downstairs bathroom with an upstairs W/C and sink upstairs
- All of the windows were updated in 2020 along with the boiler which was replaced in the same year
- Gas fired central heating
- Potential to extend subject to the necessary consents
- Lovely, well maintained rear garden
- Driveway parking for several vehicles



GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 792 sq.ft. (73.5 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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