



Offers in excess of  
**£375,000**

*At a glance...*



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**holland  
& odam**

37 Hawkers Lane  
Wells  
Somerset  
BA5 3JJ

**TO VIEW**

55, High Street, Wells,  
Somerset BA5 2AE

01749 671020

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



## Directions

From Wells city centre follow signs for the Horringtons B3139 into St Thomas Street. Continue into Bath Road and just after Budgens, take the next turning left into Hawkers Lane where the property can be found near the top 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](http://somerset.gov.uk)

## Tenure

Freehold



## Location

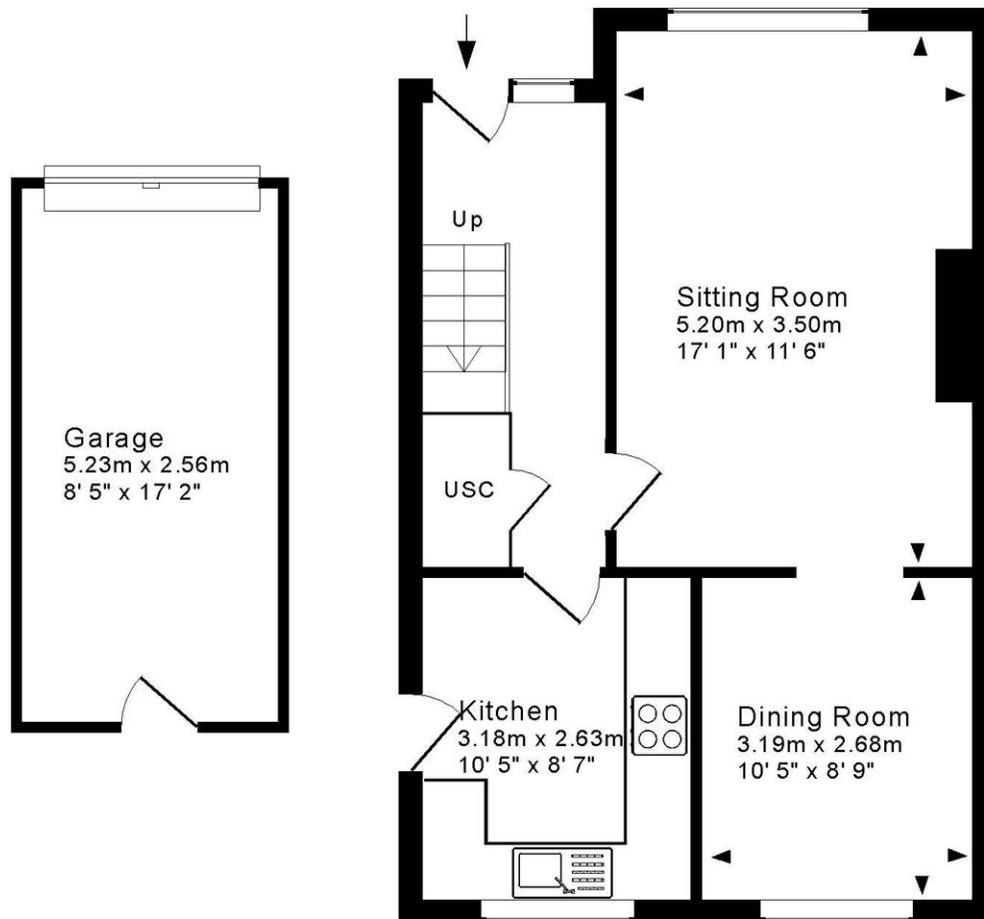
Wells is the smallest city in England and offers a vibrant high street with a variety of independent shops and restaurants as well as a twice weekly market and a choice of supermarkets including Waitrose. Amenities include a leisure centre, independent cinema and a theatre. Bristol and Bath lie c.22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

An extremely well presented three bedroom semi-detached house in the popular location of Hawkers Lane. It has been well maintained and updated by the present owner. Garage and off road parking with scope to extend STPP. Offered with no onward chain

- Light and spacious sitting room with built in media unit and PIR lighting which leads into the dining room
- Neat kitchen with wooden worktop, Belfast sink and integrated oven. Space for a washing machine and a fridge freezer.
- Two large double bedrooms with bedroom three being a generous single room with plenty of room for a desk and a wardrobe
- The roof has been stripped and the felt and batten have been replaced. Solar panels are installed but would need to be connected
- The cedar clad cabin is insulated and wired ready for a new owner to install lighting and connect. The cabin measures 3.95m x 4.65m
- Massive potential to extend and create a large family home if desired STPP
- Front garden measures 9.0m x 9.5m and is mainly laid to lawn with driveway leading to the garage. Rear garden measure 14m x 9.6m.
- Countryside walks on the doorstep
- No onward chain

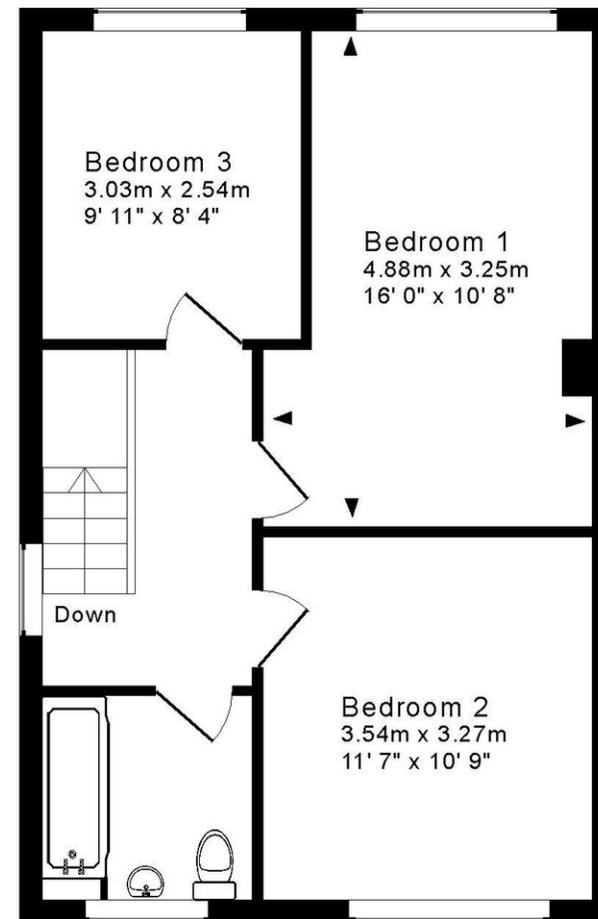




### Ground Floor

For indicative purposes only.  
Drawing Number : 147-0854

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### First Floor

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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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